PHOTOGRAPH DATA - APPRAISAL REPORTS

Project Number NDP Ga. A-16 / Athens, Clarke County

Property Owner

Photographs Taken as noted Date Taken as noted

Subjects Photographed as noted

Photographed By R. M. Thornton

Parcel No. various

Sale # 1 10/28/74

260 Weymanda Circle 10/28/74
Sale # 8

PHOTOGRAPH DATA - APPRAISAL REPORTS

Project Number NDP Project Ga. A-16 Athens, Clarke County

Property Owner various

Photographs Taken 2 Date Taken as noted

Subjects Photographed as noted

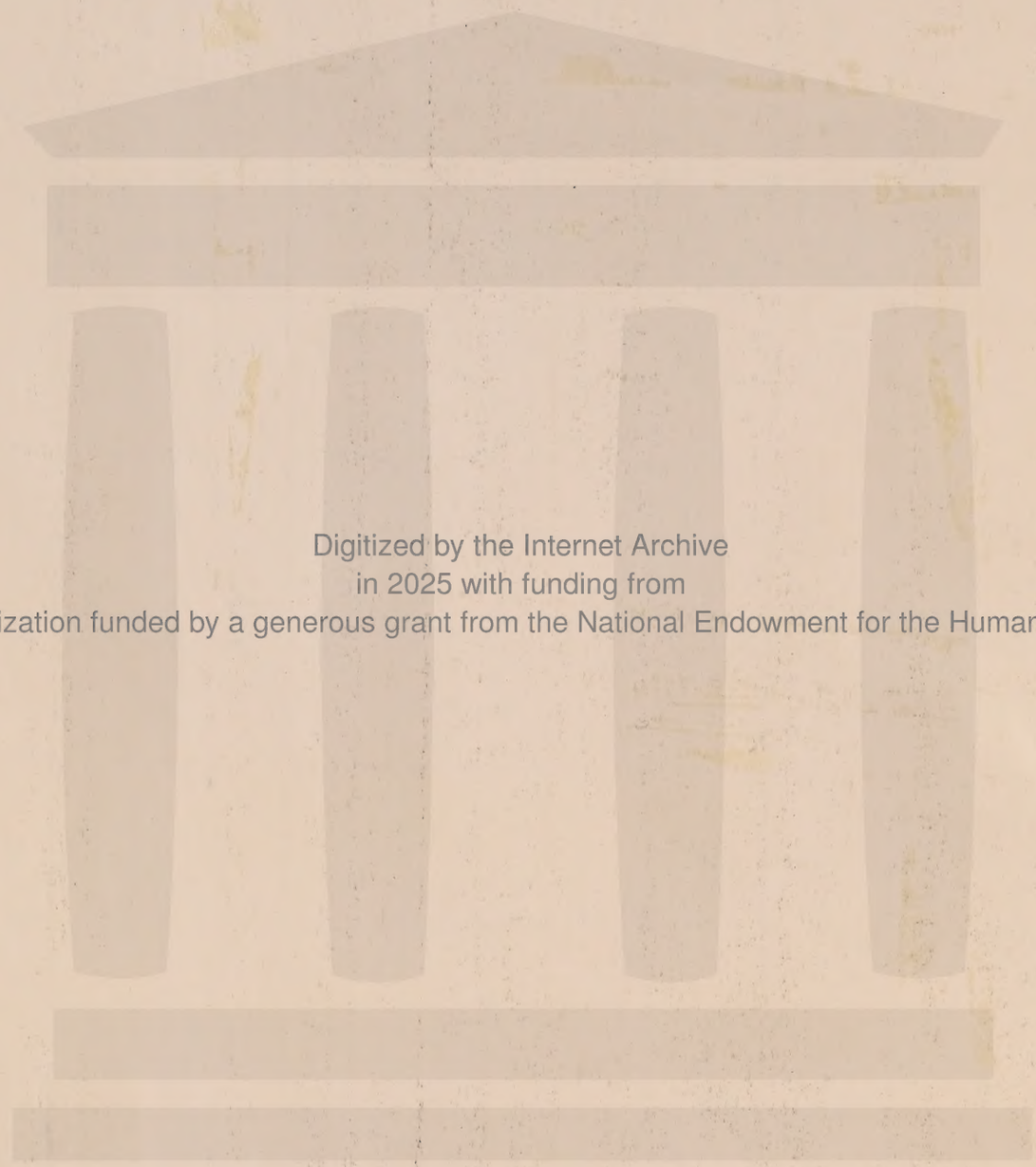
Photographed By R. M. Thornton

Parcel No. various

COMPARABLE SALES SHEET

SALE #	SELLER (Grantor)	PURCHASER (Grantee)	RECORDING DATE & DATE RECORDED	DATE OF SALE	SALES PRICE & FINANCING	LOCATION AND TYPE IMPROVEMENTS	LAND AREA	CONDITION OF SALE	HIGHEST AND BEST USE AT TIME OF SALE	ZONED	CONFIRMED BY
1. ✓	Mrs. O. J. Tolnas	Dora Lee Johnson et al	DB 380 pp 380 10/28.74	Oct.1973	$5,000.00 C & S $4,000.00	1065 Henderson Ext. single familydw.	54'X 200'	arms-length	single family dwelling	R-5	seller
2.	Perry Mapp	A. J. Jackosn, Jr.	DB 381 pp 924	2/4/74	$8,500.00 assumed $7,500.00	276 E. Carver single family dwelling	50' X 278'	arm-length	single family dwelling	R-5	buyer
3 ✓	D. L. Fuller	TRuman Loagan	DB 375 pp 208 10/28/74	2/1/73	$7,000.00 4th Fed. $5,600.00	182 Arch St. single family dwelling	78' X 98'	arms-length	single family dwelling	R-5	buyer
4. ✓	Artie Brown	Mary Haney Horton	DB 379 pp161 10/28/74	8/23/73	$7,000.00 C & S $6,000.00	242 Glenhaven single family dwelling	50' X 150'	arms-length	single family dwelling	R-5	seller
5. ✓	A. J. Jackson Jr.	Curtis and Kathy Daniel	DB 376 pp 887 10/28/74	5/1/73	$2,500.00 cash	S/S Fourth St. none	77.5 X 248	arms-length	building lot	R-5	seller
6 ✓	A. J. Jackson Jr.	Willie Ivery	DB 376 pp 889 10/28/74	5/2/73	$2,500.00 cash	S/S Fourth St. none	77.5 X 248	arms-lenght	building lot	R-5	seller

NOTE: UNLESS OTHERWISE NOTED ALL ADDRESS ARE IN ATHENS, CLARKE COUNTY, GEORGIA AND ALL RECORDING DATA REFERS TO CLARKE COUNTY RECORDS. AND FINANCING MENTIONED IS NOT UNUSUAL FOR THIS AREA.



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COMPARABLE SALES SHEET

SALE #	SELLER (Grantor)	PURCHASER (Grantee)	RECORDING DATE & DATE INSPECTED	DATE OF SALE	SALES PRICE & FINANCING	LOCATION AND TYPE IMPROVEMENTS	LAND AREA	CONDITION OF SALE	HIGHEST AND BEST USE AT TIME OF SALE	ZONED	CONFIRMED BY
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6	A. J. Jackson Jr.	Willie Ivery	DB 376 pp 889 10/28/74	5/2/73	$2,500.00 cash	S/S Fourth St. none	77.5 X 248	arms-lenght	building lot	R-5	seller

NOTE: UNLESS OTHERWISE NOTED ALL ADDRESSES ARE ATHENS, CLARKE COUNTY, GEORGIA AND ALL RECORDING DATA REFERS TO CLARKE SUPERIOR COURT RECORDS. AND FINANCING MENTIONED IS NOT UNUSUAL FOR THIS AREA.

PHOTOGRAPH DATA - APPRAISAL REPORTS

Project Number NDP Project Ga. A-16 Athens, Clarke County

Property Owner

Photographs Taken 3 Date Taken as noted

Subjects Photographed as noted

Photographed By R. M. Thornton

Parcel No. 15-106

November 27, 1973

Urban Renewal Department
City of Athens
Athens, Georgia

Review appraisals for the following parcels:

Parcel 20 -----	$50.00
21 -----	50.00
22 -----	50.00
23 -----	50.00
24 -----	50.00
	$250.00

November 27, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens, Georgia

Dear Mrs. Davis:

Re: Reuse Parcel # 20
GA A-16

I submit the following review appraisal on reuse parcel Number 20. It is a vacant lot containing .295 acres located on Pearl and Third Streets with 120-foot and 100-foot frontages respectively.

I have examined the above lot as well as the appraisals submitted by Mr. Thornton and Mr. McWaters and find they have used the proper method of approach in determining the value of vacant residential lots. The comparables they have used are also familiar to me, and I consider them appropriate.

Their work is accurate, and it is my opinion that the property has a fair market value of $1,600.00.

Yours truly,

J. G. Beacham, P. E.

November 27, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Reuse Parcel 21
GA A-16

The above lot faces 91.2 feet on Third Street and contains .303 acres. It is an inside lot.

I have examined the property and also the appraisals by Mr. Thornton and Mr. McWaters. Both appraisals are properly done, and they have used the only method available to determine the value of vacant residential lots. The lots they have used as comparables are familiar to me and I consider them to be comparable to the subject lot. The adjustments are reasonable.

It is my opinion that the subject lot has a value of $1,550.00.

Yours truly,

J. G. Beacham, P. E.

November 27, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens, Georgia

Dear Mrs. Davis:

Re: Reuse Parcel 22
GA A-16

I have examined reuse parcel 22 and from the plat find it contains .279 acres with a frontage of 80 feet on Third Street.

The appraisals of Mr. Thornton and Mr. McWaters have also been examined by me, and I find them in proper order. They have used the proper method of evaluating vacant residential property. The comparables they have used are also familiar to me, and I consider them adequate and similar to the subject. Their appraisals are properly done and their adjustments are reasonable.

It is my opinion that the fair market value of the subject property is $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 27, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Reuse Parcel 24
GA A-16

I have looked at reuse parcel 24 located at Water and Third Streets. It has a frontage on Water Street of 103 feet and 117 feet on Third Street. It contains .276 acres.

I have also examined the appraisals on the subject property done by Mr. Thornton and Mr. McWaters and find them properly prepared. They have used the correct method of approach to the evaluation of vacant residential lots; namely, the comparable sales method. The lots they used as comparables are familiar to me and I consider them to be similar to the subject.

It is my opinion that the subject property has a fair market value of $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 27, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Reuse Parcel 36
GA A-16

I have looked at reuse parcel 36 containing .225 acres with a frontage of 101.4 feet on Pearl Street and 98.6 feet on Third Street.

The appraisals of Mr. Thornton and Mr. McWaters have also been examined by me. The appraisals are properly done and the correct approach has been used. I am also familiar with property used by both appraisers as comparables and find them to be satisfactory.

It is my opinion that the subject property has a fair market value of $1,550.00.

Yours truly,

J. G. Beacham, P. E.

November 23, 1973

Urban Renewal Department
City of Athens
Athens, Georgia

For review appraisals of the following parcels in GA A-16:

Re-Use Parcel:	3	$ 50.00
	4	50.00
	8	50.00
	9	50.00
	10	50.00
	11	50.00
	14	50.00
	17	50.00
	18	50.00
	19	50.00
	25	50.00
	36	50.00
		$600.00

November 21, 1973

Mrs. Roseann Davis
Director
Urban Renewal
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel No. 3
GA A-16

The following review appraisal is submitted for the above re-use parcel Number 3. I have examined the property. Also I have looked at the appraisal reports submitted by Mr. Thornton and Mr. McWaters. They have used the only means of establishing the fair market value of vacant residential land; that is, Comparable Sales.

I am familiar with the properties used by both appraisers as comparables and know they are very similar to the subject.

Subject lot contains .226 acres, and in my opinion it has a fair market value of $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 21, 1973

Mrs. Roseann Davis
Director
Urban Renewal
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 4
GA A-16

I submit the following review appraisal of the above property. I am familiar with the subject lot as well as the lots used by Mr. Thornton and Mr. McWaters as Comparable Sales.

Both appraisers have selected the proper method of arriving at the fair market value of vacant residential property. Their work has been accurately done. I have examined the subject property as well as the lots used by Mr. Thornton and Mr. McWaters in making the appraisals and consider the comparable sales adequate.

In my opinion the subject property has a fair market value of $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 21, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 8
GA A-16

I have examined the appraisals by Mr. Thornton and Mr. McWaters on Re-Use Parcel Number 8. Said parcel contains .310 acres and is located on Second Street, City of Athens, Georgia. The appraisers have used the only method of evaluation of vacant residential land which is Comparable Sales. The comparable lots used by both appraisers are familiar to me, and I consider them adequate for the purpose of establishing a value on the subject property. The adjustments made by Mr. Thornton are reasonable.

It is my opinion that the fair market value of Re-Use Parcel Number 8 is $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 22, 1973

Mrs. Roseann Davis
Direcgor
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 9
GA A-16

The above property is on Second Street, having a frontage of 79 feet on the street and being 169 feet from Water Street. It contains .228 acres.

I am familiar with the subject lot and have examined the appraisals of Mr. Thornton and Mr. McWaters. They have selected the only method of determining the fair market value of vacant residential property. The adjustments they have made from their comparable sales are reasonable. The lots used by Mr. Thornton and Mr. McWaters as comparables are familiar to me.

It is my opinion that the fair market value of Re-Use Parcel 9, GA A-16 is $1,550.00.

Yours very truly,

J. G. Beacham, P. E.

November 22, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 10
GA A-16

The subject property is located on Second Street, City of Athens, Georgia. It has 79 feet as frontage and contains .267 acres. I have examined the lot. Also I have examined the appraisals of Mr. Thornton and Mr. McWaters and am familiar with the properties they have used as comparable sales. The method they have used is the only way to determine the fair market value of vacant residential lots.

Mr. Thornton's adjustments are reasonable.

It is my opinion that Re-Use Parcel Number 9 has a fair market value of $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 22, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 11
GA-16

I have looked at Re-Use Parcel Number 11 as well as studied the appraisals of Mr. Thornton and Mr. McWaters. They have used the correct approach of ascertaining the value of subject property.

The comparable sales they both use are familiar to me, and in my opinion are comparable to the subject lot. Mr. Thornton's adjustments are reasonable.

The subject lot has a frontage of 90 feet on Second Street and runs 119.9 feet on Water Street.

In my opinion the fair market value of Re-Use Parcel 11 is $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 22, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel No. 14
GA A-16

I have looked at Re-Use Parcel Number 14. It is a corner lot fronting 119 feet on Second Street and 103 feet on Water Street. The appraisals of Mr. Thornton and Mr. McWaters have been examined by me. They are properly done, using comparable sales as the method of approach to evaluation. Subject lot contains .276 acres.

I am familiar with the parcels that both appraisers use as comparables and think they are adequate.

It is my opinion that the subject property has a fair market value of $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 22, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re-Use Parcel 17
GA A-16

I have looked at Re-Use Parcel 17. It contains .298 acres with a frontage of 100.1 feet on Second Street. Also I have examined the appraisals of Mr. Thornton and Mr. McWaters and find them to be in the proper order. I am familiar with the lots they have used as comparables, and in my opinion they are satisfactory.

In my opinion the Re-Use Parcel 17, GA A-16 has a fair market value of $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 23, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 18
GA A-16

The Re-Use Parcel 18 is located at the corner of Pearl and Second Streets. It fronts 116.1 feet on Second Street and 89.8 feet on Pearl Street and contains .290 acres.

The appraisals of Mr. Thornton and Mr. McWaters have been examined by me and I find them properly done. I am familiar with Re-Use Parcel 18; and with the lots used by Mr. McWaters and Mr. Thornton as comparables, the comparables are adequate.

It is my opinion that Re-Use Parcel 18 has a fair market value of $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 23, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 19
GA A-16

I have looked at Re-Use Parcel 19 and examined the plat. It has a frontage of 90 feet on Pearl Street and contains .283 acres. It is an inside lot.

Also I have exzmined the appraisals of Mr. Thornton and Mr. McWaters and find that they have used the proper approach for evaluating vacant residential lots. I am familiar with the Comparable Sales they have used in arriving at their evaluation.

In my opinion Re-Use Parcel 19 has a fair market value of $1,500.00.

Yours very truly,

J. G. Beacham, P. E.

November 24, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 25
GA A-16

Parcel 25 is located on Water Street with a street frontage of 90 feet. It is an inside lot containing .277 acres. I have looked at this property. Also I have examined the appraisal reports of Mr. Thornton and Mr. McWaters and find that they have used the proper approach in arriving at the value of vacant residential property.

I am familiar with the lots they have used as comparables and find that they are adequate.

It is my opinion that the fair market value of Reuse Parcel 25 is $1,600.00.

Yours very truly,

J. G. Beacham, P. E.

November 23, 1973

Mrs. Roseann Davis
Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Re-Use Parcel 36
GA A-16

I have looked at Re-Use Parcel 36 containing .225 acres with a frontage of 101.4 feet on Pearl Street and 98.6 feet on Third Street.

The appraisals of Mr. Thornton and Mr. McWaters have also been examined by me. The appraisals are properly done and the correct approach has been used. I am also familiar with property used by both appraisers as comparables and find them to be satisfactory.

It is my opinion that the subject property has a fair market value of $1,500.00

Yours very truly,

J. G. Beacham, P. E.

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Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543-7351 / 794 PRINCE AVE. / ATHENS, GEORGIA 30601

Since 1908

E. I. SMITH, JR. (1887-1951) SIDNEY BOLEY (1876-1953) COILE F. BROWN, PRESIDENT
R. M. THORNTON, V. PRES. & SEC.-TREAS. W. G. AIKEN, EXEC. V. PRESIDENT JAMES C. LAY, VICE PRESIDENT

June 22, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 37

Dear Mrs. Davis:

Please be advised that I have made a personal inspection of the captioned parcel in order to give you my opinion of its fair market value.

This is a vacant lot on the westerly side of Pearl St. beginning 101.4' north of the intersection of Pearl and Third Sts. It has 100' frontage on Pearl St. and runs back 99' and 98.2' and is 103.7 across the rear line. This lot is partly wooded and slopes slightly from front to rear. All public utilities are available.

The zoning permits single family dwellings only so the highest and best use must be for that use. The general area is mostly lower valued homes but seems to be improv ing somewhat.

Since I am dealing with vacant land only the market approach to value is applicable.

My investigation of the market for this type of property has revealed the following comparable sales.

Sale # 1
A. J. Jackson to Curtis and Kathy Daniel
VL on Fourth St.
77.5' X 248'
DB 376 pp887
May 1, 1973
$2,500.00

This is a very recent sale of a vacant lot on the south side of Fourth St. This lot is considerably larger than subject so I adjust downward by $500.00. The zoning covering this lot permits multifamily, two family, and mobile homes (A mobile home has been placed on this lot.) This is important because there is a good demand for mobile home sites and sites suitable for, and permitted under the zoning, are rather hard to come by. I adjust downward by $500.00 for this factor. The result is a net downward adjustment of $1,000.00 and an indication of value of $1,500.00 for subject lot.

Sale #2
A. J. Jackson to Willie Ivery
VL on Fourth St.
77.5' X 248'
DB 376 pp 889
May 2, 1973
$2,500.00

This is a sale of a lot adjacent to and identical to sale #1 so the same comments, adjustments, and indication of value for subject lot applies.

Perhaps I should mention that both of these sales are just about four blocks from subject and are the same type neighborhood. Therefore I consider that these two sales are sufficient to indicate the market without using any other sales.

Based on these sales, it is my considered and professional opinion that subject lot warrants a fair market value as of this date of:

ONE THOUSAND, FIVE HUNDRED DOLLARS
($1,500.00)

I certify that I have used accepted methods and standards in making this appraisal and I further certify that I have no interest, either present or anticipated, in the outcome of this appraisal.

Very truly yours,

R. M. Thornton

RMT:sbd

Athens, Georgia
May 23, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcels 29 and 30

Dear Mrs. Davis:

Please add the following as an addendum to my appraisals of the captioned Parcels.

" It is my understanding that the structures located on the captioned parcels are to be demolished or moved. Therefore the appraisals were made as if the lots were vacant."

Thank you.

Very truly yours,

R. M. Thornton

RMT:

Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543-7351 / 794 PRINCE AVE. / ATHENS, GEORGIA

Since 1908

E. J. SMITH, JR. (1887-1951) SIDNEY BOLEY (1876-1953) COILE F. BROWN, PRESIDENT
R. M. THORNTON, V. PRES. & SEC. W. G. AIKEN, EXEC. V. PRESIDENT JAMES C. LAY, VICE PRESIDENT

May 22, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 32

Dear Mrs. Davis:

I have this day made a personal inspection of the captioned parcel in order to estimate its fair market value.

This is a vacant lot fronting 115 ft, on Third St., 120 ft on Flint St. with the other two lines being 124.2 ft. and 115.0 ft. respectively. The lot lies above the grade of Third St. and below the grade of Flint St. The zoning is for single family dwellings and all public utilities are available.

The general surrounding area is an area of lowere values, mostly residential but a few small business places. Most of the homes are run down and generally not well kept. However, I believe that the area is improving.

Since this is vacant land only the market approach to value is applicable.

My investigation has revealed the following sales.

Number 1. This is a sale of a vacant lot on the S/W side of McKinley Dr. on March 31, 1972, from Howell to Modulux Homes, Inc. This lot is 106 ft. X 117ft. The topography is level, sloping gently from front to rear. I adjust upward by $500. for this factor. The sale is just over a year old so I adjust upward by $250. This results in an indication of value of $1,750. for subject.

Number 2. This a sale of a tract of land at the N/E corner of Little Oak St. and Burney St. This tract was comprised of seven building lots and since the sale seven single family dwellings have been built and sold. The sale was from Jimmy and Dickens to Modular Building Systems.

The sale was made on October 26, 1972 and the price paid was $11,200. or $1,500. per lot. This sale is so near comparable to subject that the only adjustment is for the time factor. I adjust upward by $150. for this factor and the indication of value for subject is $1,750.

It is my considered and professional opinion that subject lot warrants a fair market value asof this date of:

($1,750.00) SEVENTEEN HUNDRED AND FIFTY DOLLARS.

I certify that I have employed accepted standards and methods in making this appraisal and I further certify that I have no interest, either present or anticipated, in the outcome of this appraisal.

Very truly yours,

H. T. Hyperman

HTH: o

YOUR Independent Insurance AGENT SERVES YOU FIRST

Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543-7351 / 794 PRINCE AVE. / ATHENS, GEORGIA 30601

Since 1908

E. I. SMITH, JR. (1887-1951) SIDNEY BOLEY (1876-1953) COILE F. BROWN, PRESIDENT
R. M. THORNTON, V. PRES & SEC.-TREAS W. G. AIKEN, EXEC. V. PRESIDENT JAMES C. LAY, VICE PRESIDENT

June 22, 1973

Mrs. Roseann Davis, Director
Deaprtment of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 35

Dear Mrs. Davis:

I have this day made a personal inspection of the captioned parcel in order to estimate its fair market value.

This is lot fronting100' on Third St., fronting 94.7' on Flint St., and the other two linesare 98.1' and 106.2'. The topography is good, the lot being level with Third St. and somewhat higher than Flint St. All public utilities are available to the site. The zoning permits single family residences only. The highest and best use then must be for a single family residence.

The general area is of lower values but the area is improving. This lot partly wooded and partly open.

There is presently located on subject lot a mobile home being used as a Health Office. It is my understanding that this improvement will be moved so I am considering vacant land only. Since it is vacant land only the marker approach to value applies.

My investigation has revealed the following recent sales.

#1
A. J. Jackson to Curtis and Kathy Daniel
VL on Fourth St.
77.5' X 248'
DB 376 pp 887
May 1, 1973
$2,500.00

This is a recent sale of a vacant lot on the south side of Fourth St. This lot is considerably larger than subject so I adjust downward by $500.00. The zoning covering this sale permits multifamily, two family, and mobile homes.(A mobile home has been placed on this lot.) This is important because there is a good demand for mobile homes and sites suitable for and permitted under the zoning are rather hard to come by. I adjust downward by $500.00 for this factor. This results is a net downward adjustment of $1,000.00 and an indication of value of $1,500.00 for subject lot.

#2

A. J. Jackson to Willie Ivery
VL on Fourth St.
77.5' X 248'
DB 376 pp 889
May 2, 1973
$2,500.00

This sale is adjacent to sale # 1 and is identical to it. Perhaps I should mention that since both of these sales are very recent, and both are just about four blocks from subject and are in the same neighborhood, I consider these two sales ample to indicate the market without using any other sales.

Otherwise the same comments, adjustments, and indication of value for subject lot applies.

Based on the sales above it is my considered and prfessional opinion that subject lot warrants a fair market value as of this date of:

ONE THOUSAND, FIVE HUNDRED DOLLARS
($1,500.00)

I certify that I have used accepted methods and standards in making this appraisal and I further certify that I have no interest, either present or anticipated in the out come of this appraisal.

Very truly yours,

R. M. Thornton
RMT: 0

YOUR Independent Insurance AGENT SERVES YOU FIRST

Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543-7351 / 794 PRINCE AVE. / ATHENS, GEORGIA 30601

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June 22, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 36

Dear Mrs. Davis:

I have this day made a personal inspection of the captioned parcel with the view of giving you my estimate of its fair market value.

This is a vacant lot at the northwest corner of the intersection of Pearl St. and Third St. It fronts 101.4' on Pearl St., 98.6' on Third St. and the other two lines are 98.2' and 98.1'. The topography is good, sloping slightly front Pearl St. toward the rear. All public utilities are available.

The zoning permits single family residences only so the highest and best use must be for a single family residence.

The general area consists of mostly of lower valued homes. This lot is heavily wooded.

Since this is a vacant lot, only the market approach to value applies.

My investigation has revealed the following comparable sales.

Sale # 1
A. J. Jackson to Curtis and Kathy Daniel
VL on Fourth St.
77.5' X 248'
DB 376 pp 887
May 1, 1973
$2,500.00

This is a very recent sale of a vacant lot on the south side of Fourth St. This lot is considerably larger than subject so I adjust downward by $500.00. The zoning covering this lot permits multifamily, two family, and mobile homes (A mobile home has been placed on this lot.) This is important because there is a good demand for mobile home sites and sites suitable for, and permitted under the zoning, are rather hard to come by. I adjust downward by $500.00 for this factor. The result is a net downward adjustment of $1,000.00 and an indication of value of $1,500.00 for subject lot.

Sale # 2
A. J. Jackson to Willie Ivery
VL on Fourth St.
77.5' X 248'
DB 376 pp 889
May 2, 1973
$2,500.00

This is a sale of a lot adjacent to and identical to sale # 1 so the same comments, adjustments, and indication of value for subject lot applies.

Perhaps I should mention that both of these sales are just about four blocks from subject and are the same type neighborhood. Therefore I consider that these two sales are sufficient to indicate the market withou using any other sales.

Based on these sales, it is my considered and professional Opinion that subject lot warrants a fair market value as of this date of:

ONE THOUSAND, FIVE HUNDRED DOLLARS
($1,500.00)

I certify that I have used accepted methods and standards in making this appraisal and I further certify that I have no interest, either present or anticipated, in the outcome of this appraisal.

Very truly yours,

R. M. Thornton

RMT: o

YOUR Independent Insurance AGENT SERVES YOU FIRST

Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543-7351 / 791 PRINCE AVE. / ATHENS, GEORGIA 30601

Since 1908

E. I. SMITH, JR. (1887-1951) SIDNEY BOLEY (1876-1953) COILE F. BROWN, PRESIDENT
R. M. THORNTON, V. PRES. & SEC.-TREAS. W. G. AIKEN, EXEC. V. PRESIDENT JAMES C. LAY, VICE PRESIDENT

May 22, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 29

Dear Mrs. Davis:

I have this day made a personal inspection of the captioned parcel in order to estimate its fair market value.

This is a vacant lot fronting 115 ft. on Third St. and 108 ft. on Water St. The easterly line is 115.8 ft. and the northerly line is 121.4 ft. The lot lies well, sloping slightly from east to west. The zoning is for single family residences and all public utilities are available. The highest and best use is a site for a single family dwelling.

The general surrounding area is an area of lower values, mostly residential but a few small business places. Most of the homes are run down and generally not well kept. However, I believe that the area is improving.

Since this is vacant land only the market approach to value is applicable.

My investigation has revealed the following sales.

Number 1. This is a sale of a vacant lot on the S/S side of McKinley Dr. on March 31, 1972, from Howell to Modulaw Homes, Inc. for $1,000.00. This lot is 106 ft. X 117 ft. The topography is poor, sloping steeply from front to rear. I adjust upward by $500. for this factor. The sale is just over a year old so I adjust upward by $250. This results in an indication of value of $1,750. for subject.

Number 2. This is a sale of tract of land at the N/E corner of Little Oak St. and Burney St. This tract was comprised of seven building lots and since the sale seven single family dwellings have been built and sold. The sale was from Sams and Dickens to Modular Building Systems.

The sale was made on October 26, 1972 and the price paid was $11,200. or $1,600. per lot. This sale is so near comparable to subject that the only adjustment is for the time factor. I adjust upward by $150. for this factor and the indication of value for subject is $1,750.

It is my considered and professional opinion that subject lot warrants a fair market value as of this date of:

($1,750.00) SEVENTEEN HUNDRED AND FIFTY DOLLARS

I certify that I have employed accepted standards and methods in making this appraisal and I further certify that I have no interest, either present or anticipated, in the outcome of this appraisal.

Very truly yours,

R. M. Thornton

RMT:abd

YOUR Independent Insurance AGENT SERVES YOU FIRST

Smith, Boley, Brown, inc.

GENERAL INSURANCE / REAL ESTATE / PROPERTY MANAGEMENT / PHONE 543 7351 / 794 PRINCE AVE. / ATHENS, GEORGIA 30601

Since 1908

E. I. SMITH JR. (1887-1951) SIDNEY BOLEY (1876-1953) COILE F. BROWN, PRESIDENT
R. M. THORNTON, V. PRES. & SEC.-TREAS. W. G. AIKEN, EXEC. V. PRESIDENT JAMES C. LAY, VICE PRESIDENT

May 22, 1973

Mrs. Roseann Davis, Director
Department of Urban Renewal
City of Athens
Athens, Georgia

Re: GA. A-16
Reuse Parcel 30

Dear Mrs. Davis:

I have this day made a personal inspection of the captioned parcel in order to estimate its fair market value.

This is a vacant lot fronting 90.2 ft. on Water St., 108 ft. north of the intersection of Water St. and Third St. The depth is 142 ft. on the northerly side and 121.4 ft. on the southerly side. The rear line is 95ft. The topography is good with a slight slope from rear to front. The zoning is for single family residence and all public utilities are available. The hightest and best use is a site for a single family residence.

The general surrounding area is an area of lower values, mostly residential but a few small business places. Most of the homes are run down and generally not well kept. However, I believe that the area is improving.

Since this is vacant land only the market approach to value is applicable.

My investigation has revealed the following sales.

Number 1. This is a sale of a vacant lot on the S/W side of McKinley Dr. on March 31, 1972, from Howell to Modular Homes, Inc. for $1,000.00. This lot is 106 ft. X 117 ft. The topography is poor, sloping steeply from front to rear. I adjust upward by $500. for this factor. The sale is just over a year old so I adjust upward by $250. This results in an indication of value of $1,750. for subject.

Number 2. This is a sale of tract of land at the N/E corner of Little Oak St. and Burney St. This tract was comprised of seven building lots and since the sale seven single family dwellings have been built and sold. The sale was from Sams and Dickens to Modular Building Systems.

The sale was made on October 26, 1972 and the price paid was $11,200. or $1,600. per lot. This sale is as near comparable to subject that the only adjustment is for the time factor. I adjust upward by $150. for this factor and the indication of value for subject is $1,750.

It is my considered and professional opinion that subject lot warrants a fair market value as of this date of:

($1,750.00) SEVENTEEN HUNDRED AND FIFTY DOLLARS.

I certify that I have employed accepted standers and methods in making this appraisal and I further certify that I have no interest, either present or anticipated, in the outcome of this appraisal.

Very truly yours,

R. M. Thornton

RMT:sbd

FHA Form 2014X
Rev. Sept. 1954

FEDERAL HOUSING ADMINISTRATION

EXPANDED GRID
RATING OF PHYSICAL SECURITY

(Serial number)

Property Address _____

City _____ *State* _____ *Basic Structure* _____

FEATURES AND COMPONENT ELEMENTS	*RATINGS*							*REMARKS*
VISUAL APPEAL OF PROPERTY	REJ.	1	2	3	4	5	RATING	
		4	8	12	16	20		
Exterior Design of Structures							X	
Setting								
Interior Design of Dwelling								
LIVABILITY OF PROPERTY	REJ.	1	2	3	4	5	RATING	
		4	8	12	16	20		
Site Utilization							X	
Dwelling Space Utilization								
Room Characteristics								
Room Orientation								
Circulation								
Privacy								
Closet and Storage Space								
Kitchen Efficiency								
Service Facilities								
Insulation								
NATURAL LIGHT AND VENTILATION	REJ.	1	2	3	4	5	RATING	
		2	4	6	8	10		
Natural Light							X	
Natural Ventilation								
STRUCTURAL QUALITY	REJ.	1	2	3	4	5	RATING	
		4	8	12	16	20		
Foundations							X	
Wall Construction								
Partitions								
Floor Construction								
Ceiling Construction								
Roof Construction								
RESISTANCE TO ELEMENTS AND USE	REJ.	1	2	3	4	5	RATING	
		2	4	6	8	10		
Lot Improvements							X	
Building Exteriors								
Building Interiors								
SUITABILITY OF MECHANICAL EQUIPMENT	REJ.	1	2	3	4	5	RATING	
		4	8	12	16	20		
Plumbing System							X	
Heating System								
Electric System								
Supplementary Equipment								
RATING OF PHYSICAL SECURITY								

Date prepared _____ Signed _____
Construction Examiner

Date reviewed _____ Signed _____
☐ *Chief Architect* ☐ *Deputy for Chief Architect*

HHFA-FHA-Wash., D. C.
118782

U.S. GOVERNMENT PRINTING OFFICE: 1967—263-475

Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
APPRAISAL REPORT

CASE NUMBER

1. MAJOR STRUCTURES	A. CONSTRUCTION	B. TYPICAL CONDITION	C. BUILT-UP	D. AGE TYP. BLDG.	E. OWN. OCCUP.	F. VACANCY	G. ZONING	H. TRANSITION TO
NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

3. CONSTRUCTION COMPLETED BEFORE DATE HEREOF ☐ A. WITHIN 12 CALENDAR MOS. ☐ B. MORE THAN 12 CALENDAR MOS.

4. TYPE OF PROPERTY ☐ HOME ☐ BUSINESS ☐ FARM

5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST *(Include No., Street or rural route, City or P.O., State and Zip Code)*

6. PROPERTY ADDRESS *(Include Zip Code)*

7. NO. BLDGS.	8. NO. LIVING UNITS	9. LOT DIMENSIONS

10. UTILITIES	PUBLIC	COMM.	INDIV.	11. TYPE OF STREET PAVING	
WATER					
GAS					CURB
ELECT.					SIDEWALK
SANIT. SEWER					STORM SEWER

12. DESCRIPTION															
	DETACHED		WOOD SIDING		C. BLOCK		COMB. TYPES		CRAWL SPACE		1/2 BATHS		REC. ROOM		CAR GARAGE		CENT. AIR COND.
	SEMI-DET.		WOOD SHINGLE		STONE		STORIES		YRS. EST. AGE		LIVING RM.		STORAGE RM.		CAR CARPT.		TYPE OF HEATING & FUEL
	ROW		ALUM. SIDING		BRICK & BLOCK		SPLIT LEVEL		NO. ROOMS		DINING RM.		UTILITY RM.		BUILT-IN		
	FRAME		ASB. SHINGLE		STUCCO		% BASEMENT		BEDROOMS		KITCHEN		RM.		ATTACHED		ROOFING DESCRIP.
			BRICK VENEER				SLAB		BATHS		FAMILY RM.		FIRE PLACE		DETACHED		

13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
		TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS	$

16. TRANSACTION OF COMPARABLE PROPERTIES

LOCATION	PRICE	DATE	STORY	S.F. AREA	RMS.	BED-RMS.	BATH	CONSTR.	GAR/CRPT	AGE/COND	FINANCING	EQ.	SUP.	INF.
													%	%
													%	%
													%	%

17. REMARKS *(Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in community; (d) Highest and best use; (e) Explain depreciation; (f) Building lot, district, violations; (g) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.)*

18. PROPERTY SHOWS EVIDENCE OF *(Check)* ☐ TERMITE ☐ DRY ROT ☐ DAMPNESS ☐ SETTLEMENT ☐ NO EVIDENCE

19. ESTATE *(Check)* ☐ A. FEE SIMPLE ☐ B. LEASEHOLD

20. FUTURE ECONOMIC LIFE *(Years)* MAIN OTHER

21. CALCULATIONS

22. DATA	DESCRIPTION	CONDITION	23. EQUIP.	DESCRIPTION	DEPR. VALUE	24. OTHER IMPROVEMENTS	DEPR. VALUE
ROOF					$		$
FOUND.							
BSMT.							
FLOORS							
INT. WALLS							
BATH FINISH							
GUTTERS							
				TOTAL	$	TOTAL	$

25. ANNUAL TAXES

GENERAL	SPECIAL	OTHER

21. CALCULATIONS			
MAIN	CU.	SQ.	OTHER
$	RATE PER FT.		$
$	REPLMT. COST		$
$	PHYSICAL DEP.		$
$	FUNCTIONAL		$
$	ECONOMIC		$
$	TOTAL DEPR.		$
$	DEPR. COST		$
TOTAL DEPR. COST OF IMPR.			$
OTHER IMPR. AND EQUIP.			$
LAND VALUE			$
TOTAL DEPR. COST OF PROP.			$

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER

$ X = $

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
$	$	$

I HEREBY CERTIFY that (a) I have carefully viewed the property described in this report, INSIDE AND OUTSIDE, so far as it has been completed; that (b) it is the same property that is identified by description in my appraisal assignment; that (c) I HAVE NOT RECEIVED, HAVE NO AGREEMENT TO RECEIVE, NOR WILL I ACCEPT FROM ANY PARTY ANY GRATUITY OR EMOLUMENT OTHER THAN MY APPRAISAL FEE FOR MAKING THIS APPRAISAL; that (d) I have no interest, present or prospective in the applicant, seller, property, or mortgage.

29. I ESTIMATE "REASONABLE VALUE"	30. ESTIMATED REASONABLE VALUE	31. SIGNATURE OF APPRAISER	32. DATE SIGNED
☐ "AS IS" ☐ "AS REPAIRED" ☐ "AS COMPLETED"	$		

Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
APPRAISAL REPORT

CASE NUMBER

1. MAJOR STRUCTURES	A. CONSTRUCTION	B. TYPICAL CONDITION	C. BUILT-UP	D. AGE TYP. BLDG.	E. OWN. OCCUP.	F. VACANCY	G. ZONING	H. TRANSITION TO
NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

3. CONSTRUCTION COMPLETED BEFORE DATE HEREOF ☐ A. WITHIN 12 CALENDAR MOS. ☐ B. MORE THAN 12 CALENDAR MOS.

4. TYPE OF PROPERTY ☐ HOME ☐ BUSINESS ☐ FARM

5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST *(Include No., Street or rural route, City or P.O., State and Zip Code)*

6. PROPERTY ADDRESS *(Include Zip Code)*

7. NO. BLDGS.	8. NO. LIVING UNITS	9. LOT DIMENSIONS

10. UTILITIES	PUBLIC	COMM.	INDIV.	11. TYPE OF STREET PAVING
WATER				
GAS				CURB
ELECT.				SIDEWALK
SANIT. SEWER				STORM SEWER

12. DESCRIPTION																	
	DETACHED		WOOD SIDING		C. BLOCK		COMB. TYPES		CRAWL SPACE		1/2 BATHS		REC. ROOM		CAR GARAGE		CENT. AIR COND.
	SEMI-DET.		WOOD SHINGLE		STONE		STORIES		YRS. EST. AGE		LIVING RM.		STORAGE RM.		CAR CARPT.		TYPE OF HEATING & FUEL
	ROW		ALUM. SIDING		BRICK & BLOCK		SPLIT LEVEL		NO. ROOMS		DINING RM.		UTILITY RM.		BUILT-IN		
	FRAME		ASB. SHINGLE		STUCCO		% BASEMENT		BEDROOMS		KITCHEN		RM.		ATTACHED		ROOFING DESCRIP.
			BRICK VENEER				SLAB		BATHS		FAMILY RM.		FIRE PLACE		DETACHED		

13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
		TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS	$

16. TRANSACTION OF COMPARABLE PROPERTIES

LOCATION	PRICE	DATE	STORY	S.F. AREA	RMS.	BED-RMS.	BATH	CONSTR.	GAR/CRPT	AGE/COND	FINANCING	EQ.	SUP.	INF.
													%	%
													%	%
													%	%

17. REMARKS *(Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in community; (d) Highest and best use; (e) Explain depreciation; (f) Building lot, district, violations; (g) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.)*

18. PROPERTY SHOWS EVIDENCE OF *(Check)* ☐ TERMITE ☐ DRY ROT ☐ DAMPNESS ☐ SETTLEMENT ☐ NO EVIDENCE

19. ESTATE *(Check)* ☐ A. FEE SIMPLE ☐ B. LEASEHOLD

20. FUTURE ECONOMIC LIFE *(Years)* MAIN OTHER

21. CALCULATIONS

22. DATA	DESCRIPTION	CONDITION	23. EQUIP.	DESCRIPTION	DEPR. VALUE	24. OTHER IMPROVEMENTS	DEPR. VALUE				
ROOF					$		$	$		RATE PER FT.	$
FOUND.								$		REPLMT. COST	$
BSMT.								$		PHYSICAL DEP.	$
FLOORS								$		FUNCTIONAL	$
INT. WALLS								$		ECONOMIC	$
BATH FINISH								$		TOTAL DEPR.	$
GUTTERS								$		DEPR. COST	$
25. ANNUAL TAXES								TOTAL DEPR. COST OF IMPR.			$
GENERAL	SPECIAL	OTHER						OTHER IMPR. AND EQUIP.			$
								LAND VALUE			$
				TOTAL	$	TOTAL	$	TOTAL DEPR. COST OF PROP.			$

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER

$ X =$

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
$	$	$

I HEREBY CERTIFY that (a) I have carefully viewed the property described in this report, INSIDE AND OUTSIDE, so far as it has been completed; that (b) it is the same property that is identified by description in my appraisal assignment; that (c) I HAVE NOT RECEIVED, HAVE NO AGREEMENT TO RECEIVE, NOR WILL I ACCEPT FROM ANY PARTY ANY GRATUITY OR EMOLUMENT OTHER THAN MY APPRAISAL FEE FOR MAKING THIS APPRAISAL; that (d) I have no interest, present or prospective in the applicant, seller, property, or mortgage.

29. I ESTIMATE "REASONABLE VALUE"	30. ESTIMATED REASONABLE VALUE	31. SIGNATURE OF APPRAISER	32. DATE SIGNED
☐ "AS IS" ☐ "AS REPAIRED" ☐ "AS COMPLETED"	$		

Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
APPRAISAL REPORT

CASE NUMBER

1. MAJOR STRUCTURES	A. CONSTRUCTION	B. TYPICAL CONDITION	C. BUILT-UP	D. AGE TYP. BLDG.	E. OWN. OCCUP.	F. VACANCY	G. ZONING	H. TRANSITION TO
NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY: ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

3. CONSTRUCTION COMPLETED BEFORE DATE HEREOF: ☐ A. WITHIN 12 CALENDAR MOS. ☐ B. MORE THAN 12 CALENDAR MOS.

4. TYPE OF PROPERTY: ☐ HOME ☐ BUSINESS ☐ FARM

5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST *(Include No., Street or rural route, City or P.O., State and Zip Code)*

6. PROPERTY ADDRESS *(Include Zip Code)*

7. NO. BLDGS.	8. NO. LIVING UNITS	9. LOT DIMENSIONS

10. UTILITIES	PUBLIC	COMM.	INDIV.	11. TYPE OF STREET PAVING	
WATER					
GAS					CURB
ELECT.					SIDEWALK
SANIT. SEWER					STORM SEWER

12. DESCRIPTION															
	DETACHED		WOOD SIDING		C. BLOCK		COMB. TYPES		CRAWL SPACE		1/2 BATHS		REC. ROOM		CAR GARAGE		CENT. AIR COND.
	SEMI-DET.		WOOD SHINGLE		STONE		STORIES		YRS. EST. AGE		LIVING RM.		STORAGE RM.		CAR CARPT.		TYPE OF HEATING & FUEL
	ROW		ALUM. SIDING		BRICK & BLOCK		SPLIT LEVEL		NO. ROOMS		DINING RM.		UTILITY RM.		BUILT-IN		
	FRAME		ASB. SHINGLE		STUCCO		% BASEMENT		BEDROOMS		KITCHEN		RM.		ATTACHED		ROOFING DESCRIP.
			BRICK VENEER				SLAB		BATHS		FAMILY RM.		FIRE PLACE		DETACHED		

13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
		TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS	$

16. TRANSACTION OF COMPARABLE PROPERTIES

LOCATION	PRICE	DATE	STORY	S.F. AREA	RMS.	BED-RMS.	BATH	CONSTR.	GAR/CRPT	AGE/COND	FINANCING	EQ.	SUP.	INF.
													%	%
													%	%
													%	%

17. REMARKS *(Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in community; (d) Highest and best use; (e) Explain depreciation; (f) Building lot, district, violations; (g) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.)*

18. PROPERTY SHOWS EVIDENCE OF *(Check)*: ☐ TERMITE ☐ DRY ROT ☐ DAMPNESS ☐ SETTLEMENT ☐ NO EVIDENCE

19. ESTATE *(Check)*: ☐ A. FEE SIMPLE ☐ B. LEASEHOLD

20. FUTURE ECONOMIC LIFE *(Years)*: MAIN ____ OTHER ____

21. CALCULATIONS

22. DATA	DESCRIPTION	CONDITION
ROOF		
FOUND.		
BSMT.		
FLOORS		
INT. WALLS		
BATH FINISH		
GUTTERS		

23. EQUIP.	DESCRIPTION	DEPR. VALUE
		$
	TOTAL	$

24. OTHER IMPROVEMENTS	DEPR. VALUE
	$
TOTAL	$

25. ANNUAL TAXES		
GENERAL	SPECIAL	OTHER

MAIN		CU.		SQ.	OTHER
$	RATE PER FT.				$
$	REPLMT. COST				$
$	PHYSICAL DEP.				$
$	FUNCTIONAL				$
$	ECONOMIC				$
$	TOTAL DEPR.				$
$	DEPR. COST				$
TOTAL DEPR. COST OF IMPR.					$
OTHER IMPR. AND EQUIP.					$
LAND VALUE					$
TOTAL DEPR. COST OF PROP.					$

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER
$ ____ X ____ = $ ____

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
$	$	$

I HEREBY CERTIFY that (a) I have carefully viewed the property described in this report, INSIDE AND OUTSIDE, so far as it has been completed; that (b) it is the same property that is identified by description in my appraisal assignment; that (c) I HAVE NOT RECEIVED, HAVE NO AGREEMENT TO RECEIVE, NOR WILL I ACCEPT FROM ANY PARTY ANY GRATUITY OR EMOLUMENT OTHER THAN MY APPRAISAL FEE FOR MAKING THIS APPRAISAL; that (d) I have no interest, present or prospective in the applicant, seller, property, or mortgage.

29. I ESTIMATE "REASONABLE VALUE"	30. ESTIMATED REASONABLE VALUE	31. SIGNATURE OF APPRAISER	32. DATE SIGNED
☐ "AS IS" ☐ "AS REPAIRED" ☐ "AS COMPLETED"	$		

Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
APPRAISAL REPORT

CASE NUMBER

1. MAJOR STRUCTURES	A. CONSTRUCTION	B. TYPICAL CONDITION	C. BUILT-UP	D. AGE TYP. BLDG.	E. OWN. OCCUP.	F. VACANCY	G. ZONING	H. TRANSITION TO
NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

3. CONSTRUCTION COMPLETED BEFORE DATE HEREOF ☐ A. WITHIN 12 CALENDAR MOS. ☐ B. MORE THAN 12 CALENDAR MOS.

4. TYPE OF PROPERTY ☐ HOME ☐ BUSINESS ☐ FARM

5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST *(Include No., Street or rural route, City or P.O., State and Zip Code)*

6. PROPERTY ADDRESS *(Include Zip Code)*

7. NO. BLDGS.	8. NO. LIVING UNITS	9. LOT DIMENSIONS

10. UTILITIES	PUBLIC	COMM.	INDIV.	11. TYPE OF STREET PAVING	
WATER					
GAS					CURB
ELECT.					SIDEWALK
SANIT. SEWER					STORM SEWER

12. DESCRIPTION																	
	DETACHED		WOOD SIDING		C. BLOCK		COMB. TYPES		CRAWL SPACE		1/2 BATHS		REC. ROOM		CAR GARAGE		CENT. AIR COND.
	SEMI-DET.		ALUM. SIDING		BRICK & BLOCK		SPLIT LEVEL		NO. ROOMS		DINING RM.		STORAGE RM.		CAR CARPT.		TYPE OF HEATING & FUEL
	ROW		ASB. SHINGLE		STUCCO		% BASEMENT		BEDROOMS		KITCHEN		UTILITY RM.		BUILT-IN		
	FRAME		BRICK VENEER				SLAB		BATHS		FAMILY RM.		RM. FIRE PLACE		ATTACHED		ROOFING DESCRIP.
															DETACHED		

13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
		TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS	$

16. TRANSACTION OF COMPARABLE PROPERTIES

LOCATION	PRICE	DATE	STORY	S.F. AREA	RMS.	BED-RMS.	BATH	CONSTR.	GAR/CRPT	AGE/COND	FINANCING	EQ.	SUP.	INF.
													%	%
													%	%

17. REMARKS *(Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in community; (d) Highest and best use; (e) Explain depreciation; (f) Building lot, district, violations; (g) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.)*

18. PROPERTY SHOWS EVIDENCE OF *(Check)* ☐ TERMITE ☐ DRY ROT ☐ DAMPNESS ☐ SETTLEMENT ☐ NO EVIDENCE

19. ESTATE *(Check)* ☐ A. FEE SIMPLE ☐ B. LEASEHOLD

20. FUTURE ECONOMIC LIFE *(Years)* MAIN OTHER

21. CALCULATIONS

22. DATA	DESCRIPTION	CONDITION	23. EQUIP.	DESCRIPTION	DEPR. VALUE	24. OTHER IMPROVEMENTS	DEPR. VALUE	MAIN $	CU. SQ.	OTHER
ROOF					$		$	$	RATE PER FT.	$
FOUND.								$	REPLMT. COST	$
BSMT.								$	PHYSICAL DEP.	$
FLOORS								$	FUNCTIONAL	$
INT. WALLS								$	ECONOMIC	$
BATH FINISH								$	TOTAL DEPR.	$
GUTTERS								$	DEPR. COST	$
								TOTAL DEPR. COST OF IMPR.		$
25. ANNUAL TAXES								OTHER IMPR. AND EQUIP.		$
GENERAL	SPECIAL	OTHER						LAND VALUE		$
				TOTAL	$	TOTAL	$	TOTAL DEPR. COST OF PROP.		$

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER $ X =$

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
$	$	$

I HEREBY CERTIFY that (a) I have carefully viewed the property described in this report, INSIDE AND OUTSIDE, so far as it has been completed; that (b) it is the same property that is identified by description in my appraisal assignment; that (c) I HAVE NOT RECEIVED, HAVE NO AGREEMENT TO RECEIVE, NOR WILL I ACCEPT FROM ANY PARTY ANY GRATUITY OR EMOLUMENT OTHER THAN MY APPRAISAL FEE FOR MAKING THIS APPRAISAL; that (d) I have no interest, present or prospective in the applicant, seller, property, or mortgage.

29. I ESTIMATE "REASONABLE VALUE"	30. ESTIMATED REASONABLE VALUE	31. SIGNATURE OF APPRAISER	32. DATE SIGNED
☐ "AS IS" ☐ "AS REPAIRED" ☐ "AS COMPLETED"	$		

VA FORM MAY 1967 **26-1803** SUPERSEDES VA FORM 26-1803, OCT 1960, WHICH WILL NOT BE USED.

APPRAISER'S COPY 6

☆ U.S. GOVERNMENT PRINTING OFFICE: 1967—263-475

Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
APPRAISAL REPORT

CASE NUMBER

1. MAJOR STRUCTURES	A. CONSTRUCTION	B. TYPICAL CONDITION	C. BUILT-UP	D. AGE TYP. BLDG.	E. OWN. OCCUP.	F. VACANCY	G. ZONING	H. TRANSITION TO
NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

3. CONSTRUCTION COMPLETED BEFORE DATE HEREOF ☐ A. WITHIN 12 CALENDAR MOS. ☐ B. MORE THAN 12 CALENDAR MOS.

4. TYPE OF PROPERTY ☐ HOME ☐ BUSINESS ☐ FARM

5. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST *(Include No., Street or rural route, City or P.O., State and Zip Code)*

6. PROPERTY ADDRESS *(Include Zip Code)*

7. NO. BLDGS.	8. NO. LIVING UNITS	9. LOT DIMENSIONS

10. UTILITIES	PUBLIC	COMM.	INDIV.	11. TYPE OF STREET PAVING	
WATER					
GAS					CURB
ELECT.					SIDEWALK
SANIT. SEWER					STORM SEWER

12. DESCRIPTION													
	DETACHED	WOOD SIDING	C. BLOCK	COMB. TYPES	CRAWL SPACE	1/2 BATHS	REC. ROOM	CAR GARAGE	CENT. AIR COND.
	SEMI-DET.	WOOD SHINGLE	STONE	STORIES	YRS. EST. AGE	LIVING RM.	STORAGE RM.	CAR CARPT.	TYPE OF HEATING & FUEL
	ROW	ALUM. SIDING	BRICK & BLOCK	SPLIT LEVEL	NO. ROOMS	DINING RM.	UTILITY RM.	BUILT-IN	
	FRAME	ASB. SHINGLE	STUCCO	% BASEMENT	BEDROOMS	KITCHEN	RM.	ATTACHED	ROOFING DESCRIP.
		BRICK VENEER		SLAB	BATHS	FAMILY RM.	FIRE PLACE	DETACHED	

13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
		TOTAL ESTIMATED COST INTERIOR AND EXTERIOR REPAIRS	$

16. TRANSACTION OF COMPARABLE PROPERTIES

LOCATION	PRICE	DATE	STORY	S.F. AREA	RMS.	BED-RMS.	BATH	CONSTR.	GAR/CRPT	AGE/COND	FINANCING	EQ.	SUP.	INF.
													%	%
													%	%
													%	%

17. REMARKS *(Describe: (a) Property comparability; (b) Detrimental influences; (c) Real estate market in community; (d) Highest and best use; (e) Explain depreciation; (f) Building lot, district, violations; (g) Comments on repairs; (h) Comments on any special assessments) (Use supplemental sheet if necessary.)*

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19. ESTATE *(Check)* ☐ A. FEE SIMPLE ☐ B. LEASEHOLD

20. FUTURE ECONOMIC LIFE *(Years)* MAIN OTHER

21. CALCULATIONS

22. DATA	DESCRIPTION	CONDITION	23. EQUIP.	DESCRIPTION	DEPR. VALUE	24. OTHER IMPROVEMENTS	DEPR. VALUE	21. CALCULATIONS MAIN	CU.	SQ.	OTHER
ROOF					$		$	$	RATE PER FT.		$
FOUND.								$	REPLMT. COST		$
BSMT.								$	PHYSICAL DEP.		$
FLOORS								$	FUNCTIONAL		$
INT. WALLS								$	ECONOMIC		$
BATH FINISH								$	TOTAL DEPR.		$
GUTTERS								$	DEPR. COST		$
								TOTAL DEPR. COST OF IMPR.			$
								OTHER IMPR. AND EQUIP.			$
								LAND VALUE			$
				TOTAL	$		TOTAL $	TOTAL DEPR. COST OF PROP.			$

25. ANNUAL TAXES		
GENERAL	SPECIAL	OTHER

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER $ X = $

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
$	$	$

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29. I ESTIMATE "REASONABLE VALUE"	30. ESTIMATED REASONABLE VALUE	31. SIGNATURE OF APPRAISER	32. DATE SIGNED
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Form Approved
Budget Bureau No. 76-R231.13

VETERANS ADMINISTRATION
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CASE NUMBER

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NEIGHBORHOOD			%		%	%		
BLOCK			%		%	%		

2. STATUS OF PROPERTY ☐ A. PROPOSED ☐ B. EXISTING, NOT PREVIOUSLY OCCUPIED ☐ C. EXISTING, PREVIOUSLY OCCUPIED ☐ D. ALTERATIONS, IMPROVEM'TS, OR REPAIRS

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	ROW		ASB. SHINGLE		STUCCO		BASEMENT		BEDROOMS		KITCHEN		UTILITY RM.		BUILT-IN		
	FRAME		BRICK VENEER				SLAB		BATHS		FAMILY RM.		RM.		ATTACHED		ROOFING DESCRIP.
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13. LEGAL DESCRIPTION

14. TITLE LIMITATIONS INCLUDING EASEMENTS, RESTRICTIONS, ENCROACHMENTS, ETC.

15. INTERIOR AND EXTERIOR REPAIRS *(Show below ONLY repairs necessary to make property conform with applicable MPR's)*

	$		$
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													%	%
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20. FUTURE ECONOMIC LIFE *(Years)* MAIN OTHER

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FOUND.								$			RATE PER FT.	$
BSMT.								$			REPLMT. COST	$
FLOORS								$			PHYSICAL DEP.	$
INT. WALLS								$			FUNCTIONAL	$
BATH FINISH								$			ECONOMIC	$
GUTTERS								$			TOTAL DEPR.	$
25. ANNUAL TAXES								$			DEPR. COST	$
GENERAL	SPECIAL	OTHER						TOTAL DEPR. COST OF IMPR.				$
								OTHER IMPR. AND EQUIP.				$
				TOTAL	$	TOTAL	$	LAND VALUE				$
								TOTAL DEPR. COST OF PROP.				$

26. DOES PROPERTY CONFORM TO APPLICABLE MINIMUM PROPERTY REQUIREMENTS? ☐ YES ☐ NO *(If "No" explain in Item 17)*

27. ESTIMATE FAIR MONTHLY RENT TIMES RENT MULTIPLIER

$ X = $

28. CORRELATION

A. COST APPROACH	B. CAPITALIZATION	C. MARKET APPROACH
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☐ "AS IS" ☐ "AS REPAIRED" ☐ "AS COMPLETED"	$		

D ST.

FIRST ST.

OCONEE RIVER

OLD WATER ST.

WATER ST.

SECOND ST.

THIRD ST.

QUALIFICATIONS OF NATHAN O. McWATERS

I. Personal:

Age 48 - born Florence, Ala., April 18, 1925
Educated in Public Schools in Winterville, Clarke Co., Ga.

II. Education:

Graduate, Muhlenberg College, Allentown, Penna.	1949
Guaduate Studies, University of Georgia, Athens, Ga.	1950

III. Technical Training:

Courses:	Sponsoring Institution:	Year
Real Estate Principles and Practices	University of Georgia	1963
Real Estate Appraisal Course I	American Institute of Real Estate Appraisers-Univ. of Ga.	1965
Georgia Realtor Institute	Georgia Association of Real Estate Boards-Univ. of Georgia	1968
Real Estate Appraisal Course II	American Institute of Real Estate Appraisers-Univ. of Ga.	1969
Real Estate Appraisal Course IV	American Institute of Real Estate Appraisers-Univ. of Ga.	1970

IV. Professional Affiliations and Activities:

ATHENS BOARD OF REALTORS, Athens, Georgia
Past President, 2 years, 1968 & 1969
Director, Current

GEORGIA ASSOCIATION OF REAL ESTATE BOARDS
Director, 1968 & 1969
Committeeman, Current

NATIONAL ASSOCIATION OF REAL ESTATE BOARDS
Member

ATHENS AREA CHAMBER OF COMMERCE
Member

V. Licensee:

Licensed Real Estate Broker, State of Georgia, 1962 - Present

VI. Experience and Current Status:

1967 to present - Has been engaged in general real estate nad appraisal practice under the name: McWATERS REALTY & APPRAISAL CO., 1089 Baxter Street, Athens, Georgia 30601. His organization deals with the sales and appraisal of real property.

1960-67 - Was real estate salesman and appraiser for Hutchins, Cox, Stroud & Pierson, Inc., Athens, Georgia, Insurors & Realtors. Passed Broker examination and was licensed a Real Estate Broker in 1962.

He has appraised for University of Georgia, Westinghouse Corp., General Time Corp., banks, other lending institutions, local governmental agencies, estates and individuals, all types of real property. Also right-of-way Appraisals for State and Federal projects.

Served in U. S. Army, 1943-46. Discharged with rank of 1st Lt.

McWATERS
REALTY & APPRAISAL CO.
REALTOR
1089 BAXTER ST. • AREA 404 549-3222
ATHENS, GEORGIA 30601

May 29, 1973

Mrs. Roseann Davis, Director
Urban Renewal
City Hall,
Athens, Georgia 30601

Re: Re-use parcel 32 - Project GA-A-16

Dear Mrs. Davis:

In accordance with your request, the undersigned has completed an appraisal of the above captioned property.

Enclosed herewith is my report, which contains the pertinent data and reasoning leading to my opinion of value. Conditions and assumptions, which may limit or qualify the value estimate, and the Certification and qualifications of the appraiser are also contained in this report.

Please be informed that a careful and personal inspection was made of this property and due consideration was given to all factors and forces that influence property values at the subject location.

It is therefore my considered and professional opinion that the subject property warrant a market value as of May 29, 1973 of

SEVENTEEN HUNDRED DOLLARS
($1,700.00)

Should questions arise in connection with this report or if I can be of further assistance in this or other matters, please feel free to call upon me.

Respectfully submitted,

Nathan O. McWaters

NATHAN O. McWATERS, Realtor-Appraiser

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to establish an estimate of market value of the subject property as of May 29, 1973. This report is prepared to furnish a guide as to the sale price that the subject property should command if exposed for sale in the open market as of May 29, 1973.

Market Value, for the purpose of this report, is defined as:

> The highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the use to which the property is adapted and for which it is capable of being used.

In this definition it is assumed that the transaction is based on cash or cash equivalent consideration. Favorable or unfavorable terms of sale are bound to affect the transaction price which this property can command in the open market.

LEGAL DESCRIPTION

There was no legal description furnished the appraiser. The appraiser was furnished with a survey showing this parcel thereon, said survey being for EAST OCONEE URBAN RENEWAL AREA, NDP, PROJECT GA. A-16 dated may 15, 1973 by BEN McLEROY & ASSOCIATES, surveyors, a copy of which is a part of this report.

It is further assumed that title to the subject property is good and marketable and that it is to be transferred in fee simple ownership and that it is free from all emcumbrances except those specified in the deed or public records.

AREA DATA

The subject property is located within the city limits of Athens, Clarke County, Georgia. It is situated at the northwest corner of the intersection of Third Street and Flint Street, fronting 115 feet on Third Street and 120 feet on Flint Street. This area is predominately a residential neighborhood and is continuing to be developed as a residential area. Both of the streets that the subject property fronts on are paved and are maintained by the City of Athens. All public utilities are available to the subject site. The topography of the site is sloping fairly heavily away from Flint Street toward the rear yet lies high above Third Street because Third Street is cut below grade level at this point. Single family residential use is the only permitted use for this property and with the small size of this lot is perhaps the only use at this time.

ZONING

The subject property is zoned R-3. R-3 zoning allows single family residential only with the lot size minimum requirement of 6,000 square feet. It is my opinion that the present zoning is the highest and best use of the subject property.

Highest and best use means that program of land use which will preserve the utility of the land and yield a net income flow that forms, when appropriately capitalized, the highest present value of the land.

APPRAISAL METHODS

The appraisal of real property calls for the employment of the basic three approaches to value. These approaches are the Cost or Reproduction Approach, the Income Approach, and the Comparison or Market Data Approach. In this report we are going to apply only the Comparison or Market Data Approach since the improvements do not contribute to the value of the property.

COMPARISON, CORRELLATION AND CONCLUSION

The subject property is in an area that has had very little activity until the urban renewal project came along. It is basically a residential area and there is a definite need for this in the area. I was able to find a comparable area in the east area of Athens that a plot of land was developed into single family residential lots and houses were placed thereon. All of the comparables have city water, electricity, city sewage and natural gas. The streets the properties front on are paved.

SALES DATA

There are seven building lots in the parcel of land that was bought. The sales was from SAM & DICKENS to MODULAR

BUILDING SYSTEMS OF ATHENS, INC. The sale was consumated October 26, 1971 and is recorded in Deed Book 361, page 377. The plat of the property conveyed is found in Plat Book 13, page 97. The sale price, as verified by the sellers was $11,200.00 for the seven parcels or $1,600.00 per building site. This sale was vacant land only. The purchaser placed no greater value on one lot as compared to another since they were all to be utilized for semilar type single family dwellings and all within the same price range. Lot size made no difference in value either. There is an upward adjustment of 10% for time of sale as compared with the subject and I also made a downward adjustment of 5% for topography because the subject property doesn't lie as well as the comparable sites. This gives an indicated value to subject property of $1,680.00.

Based on a careful analysis of the foregoing sales, and my experience and knowledge of the profession, it is my opinion that the subject property would warrant a FAIR MARKET VALUE as of May 29, 1973 of

SEVENTEEN HUNDRED DOLLARS
($1,700.00)

LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal is made subject ot the following:

1. No legal descriptions have been furnished and it is assumed that the physical characteristics of the properties with regard to metes and bounds and road fromtage are essentially as shown on the plats of the properties, attached as exhibits to this report.
2. The information contained herein is not guaranteed, but was gathered from reliable sources which are believed to be accurate.
3. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good and marketable.
4. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without written consent and approval of the appraiser.
5. The appraiser may not be required to give testimony or to appear in court by reason of this report, with reference to the properties in question, unless prior arrangements have been made therefor.

CERTIFICATION

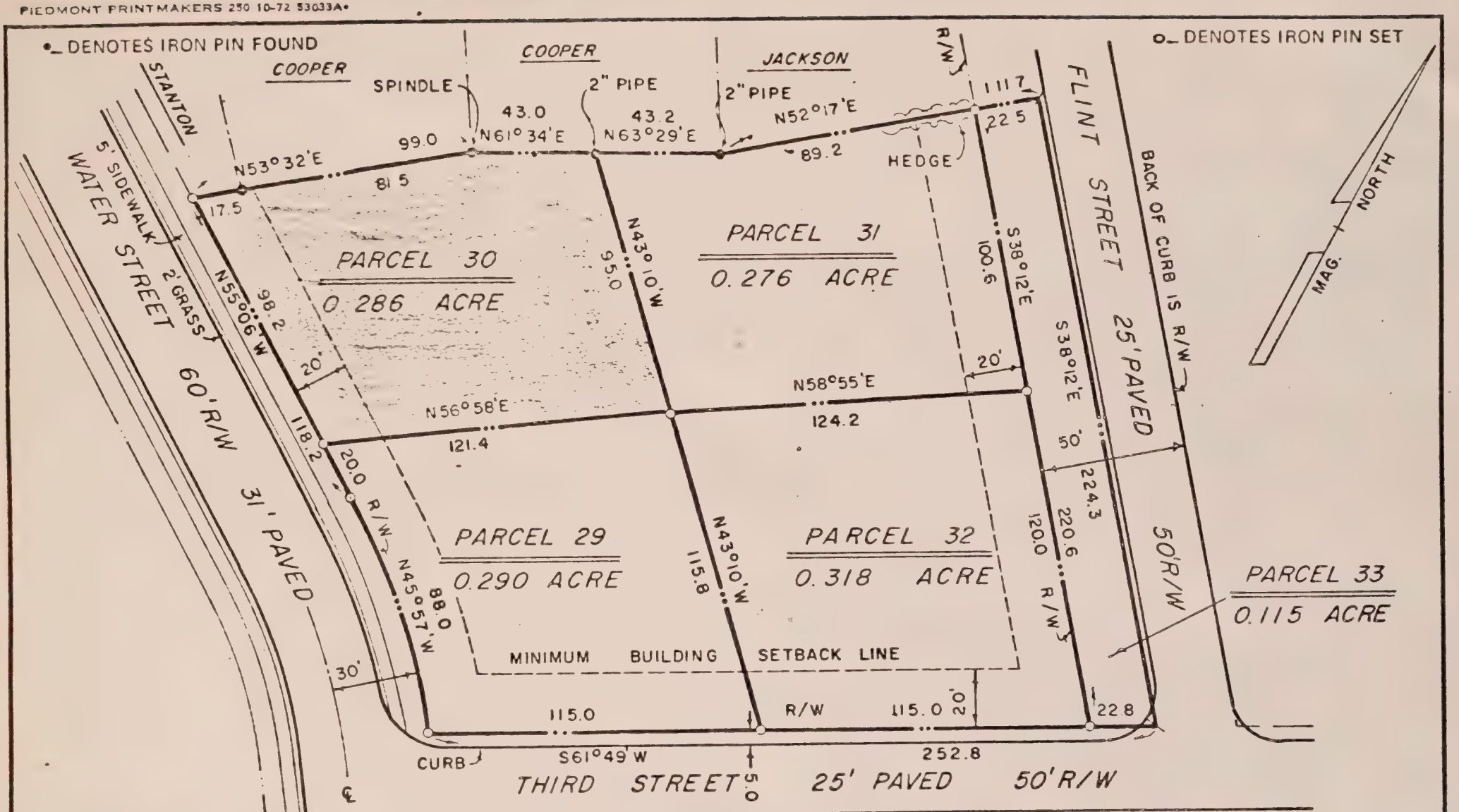
The undersigned appraiser hereby certifies:

1. That he has no interest, either present or anticipated, in the subject properties or the outcome of this report.
2. That he made a personal inspection of the subject properties and that all findings, statements and opinions submitted in this report are correct to the best of his knowledge.
3. That he has applied accepted methods and standards in arriving at an estimate of value.
4. That the fee received for this assignment is in no manner contingent upon the estimate of the values reported.

Nathan O. McWaters

NATHAN O. McWATERS, Realtor - Appraiser

PIEDMONT PRINTMAKERS 250 10-72 53033A•



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Ben McLeroy

GEORGIA
REGISTERED
No. 1194
EXPIRES 1-1-74
BEN McLEROY

SURVEY FOR EAST OCONEE URBAN RENEWAL AREA NEIGHBORHOOD DEVELOPMENT PROGRAM, PROJ GA A-16 PARCELS 29, 30, 31, 32, & 33 ATHENS		
COUNTY CLARKE	GMD: 216	STATE: GEORGIA
DATE MAY 15, 1973	SCALE: 1" = 50'	DWN. BY: K H
FIELDBOOK: 313	BEN McLEROY & ASSOCIATES ENGINEERS AND SURVEYORS ATHENS, GA.	FILE NO 7537-

McWATERS
REALTY & APPRAISAL CO.
REALTOR
1089 BAXTER ST. • AREA 404 549-3222
ATHENS, GEORGIA 30601

31 Appraised 1750

June 1, 1973

Mrs. Roseann Davis, Director
Urban Renewal
City Hall,
Athens, Georgia 30601

Re: Re-use parcel 31 - Project GA-A-16

Dear Mrs. Davis:

In accordance with your request, the undersigned has completed an appraisal of the above captioned property.

Enclosed herewith is my report, which contains the pertinent data and reasoning leading to my opinion of value. Conditions and assumptions, which may limit or qualify the value estimate, and the Certification and qualifications of the appraiser are also contained in this report.

Please be informed that a careful and personal inspection was made of this property and due consideration was given to all factors and forces that influence property values at the subject location.

It is therefore my considered and professional opinion that the subject property warrant a market value as of June 1, 1973 of

SEVENTEEN HUNDRED DOLLARS
($1,700.00)

Should questions arise in connection with this report or if I can be of further assistance in this or other matters, please feel free to call upon me.

Respectfully submitted,

Nathan O. McWaters

NATHAN O. McWATERS, Realtor-Appraiser

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to establish an estimate of market value of the subject property as of June 1, 1973. This report is prepared to furnish a guide as to the sale price that the subject property should command if exposed for sale in the open market as of June 1, 1973.

Market Value, for the purpose of this report, is defined as:

> The highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the use to which the property is adapted and for which it is capable of being used.

In this definition it is assumed that the transaction is based on cash or cash equivalent consideration. Favorable or unfavorable terms of sale are bound to affect the transaction price which this property can command in the open market.

LEGAL DESCRIPTION

There was no legal description furnished the appraiser. The appraiser was furnished with a survey showing this parcel thereon, said survey being for EAST OCONEE URBAN RENEWAL AREA, NDP, PROJECT GA. A-16 dated May 15, 1973 by BEN McLEROY & ASSOCIATES, surveyors, a copy of which is a part of this report.

It is further assumed that title to the subject property is good and marketable and that it is to be transferred in fee simple ownership and that it is free from all encumbrances except those specified in the deed or public records.

AREA DATA

The subject property is located within the city limits of Athens, Clarke County, Georgia. It is situated 120 feet along Flint Street from the northwest corner of the intersection of Third and Flint Streets. The subject property is vacant unimproved land and contains 0.276 acre. This area is predominately a residential area. Flint Street is a paved street and is maintained by the city of Athens. All public utilities are available to the subject site. The topography of the site is sloping fairly heavily away from Flint Street toward the rear. Single family residential use is the only permitted use for this property and with the small size of this lot is perhaps the only use at this time.

ZONING

The subject property is zoned R-3. R-3 zoning allows single family residential only with the lot size minimum requirement of 6,000 square feet. It is my opinion that the present zoning is the highest and best use of the subject property.

Highest and best use means that program of land use which will preserve the utility of the land and yield a net income flow that forms, when appropriately capitalized, the highest present value of the land.

APPRAISAL METHODS

The appraisal of real property calls for the employment of the basic three approaches to value. These approaches are the Cost or Reproduction Approach, the Income Approach, and the Comparison or Market Data Approach. In this report we are going to apply only the Comparison or Market Data Approach since there are no improvements and there is insufficient data to apply the income approach.

COMPARISON, CORRELLATION AND CONCLUSION

The subject property is in an area that has had very little activity until the urban renewal project came along. It is basically a residential area and there is a definite need for this in the area. I was able to find a comparable area in the east area of Athens where a plot of land was developed into single family residential lots and houses were placed thereon. All of the comparables have city water, electricity, city sewage and natural gas. The streets the properties front on are paved.

SALES DATA

There are seven building lots in the parcel of land that was bought. The sales were from SAMS & DICKENS to MODULAR BUILDING SYSTEMS OF ATHENS, INC. The sale was consumated October 26, 1971 and is recorded in Deed Book 361, page 377. The plat of the property conveyed is found in Plat Book 13, page 97. The sale price, as verified by the sellers was $11,200.00 for the seven parcels or $1,600.00 per building site. This sale was vacant land only. The purchaser placed no greater value on one lot as compared to another since they were all to be utilized for similar type single family dwellings and all within the same price range. Lot size made no difference in value either. There is an upward adjustment of 10% for time of sale as compared with the subject and I also made a downward adjustment of 5% for topography because the subject property doesn't lie as well as the comparable sites. This gives an indicated value to subject property of $1,680.00.

Based on a careful analysis of the foregoing sales, and my experience and knowledge of the profession, it is my opinion that the subject property would warrant a FAIR MARKET VALUE as of June 1, 1973 of

SEVENTEEN HUNDRED DOLLARS
($1,700.00)

LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal is made subject to the following:

1. No legal descriptions have been furnished and it is assumed that the physical characteristics of the properties with regard to metes and bounds and road frontage are essentially as shown on the plats of the properties, attached as exhibits to this report.
2. The information contained herein is not guaranteed, but was gathered from reliable sources which are believed to be accurate.
3. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good and marketable.
4. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without written consent and approval of the appraiser.
5. The appraiser may not be required to give testimony or to appear in court by reason of this report, with reference to the properties in question, unless prior arrangements have been made therefore.

CERTIFICATION

The undersigned appraiser hereby certifies:

1. That he has no interest, either present or anticipated, in the subject properties or the outcome of this report.
2. That he made a personal inspection of the subject properties and that all findings, statements and opinions submitted in this report are correct to the best of his knowledge.
3. That he has applied accepted methods and standards in arriving at an estimate of value.
4. That the fee received for this assigmment is in no manner contingent upon the estimate of the values reported.

Nathan O. McWaters

NATHAN O. McWATERS, Realtor - Appraiser

McWATERS
REALTY & APPRAISAL CO.
REALTOR
1089 BAXTER ST. • AREA 404 549-3222
ATHENS, GEORGIA 30601

June 7, 1973

Mrs. Roseann Davis, Director
Urban Renewal
City Hall,
Athens, Georgia 30601

Re: Re-use parcel 29 - Project GA-A-16

Dear Mrs. Davis:

In accordance with your request, the undersigned has completed an appraisal of the above captioned property.

Enclosed herewith is my report, which contains the pertinent data and reasoning leading to my opinion of value. Conditions and assumptions, which may limit or qualify the value estimate, and the Certification and qualifications of the appraiser are also contained in this report.

Please be informed that a careful and personal inspection was made of this property and due consideration was given to all factors and forces that influence property values at the subject location.

It is therefore my considered and professional opinion that the subject property warrant a market value as of June 7, 1973, of

SEVENTEEN HUNDRED DOLLARS
($1,700.00)

Should questions arise in connection with this report or if I can be of further assistance in this or other matters, please feel free to call upon me.

Respectfully submitted,

NATHAN O. McWATERS, Realtor-Appraiser

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to establish an estimate of market value of the subject property as of June 7, 1973. This report is prepared to furnish a guide as to the sale price that the subject property should command if exposed for sale in the open market as of June 7, 1973.

Market Value, for the purpose of this report, is defined as:

> The highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the use to which the property is adapted and for which it is capable of being used.

In this definition it is assumed that the transaction is based on cash or cash equivalent consideration. Favorable or unfavorable terms of sale are bound to affect the transaction price which this property can command in the open market.

LEGAL DESCRIPTION

There was no legal description furnished the appraiser. The appraiser was furnished with a survey showing this parcel thereon, said survey being for EAST OCONEE URBAN RENEWAL AREA, NDP, PROJECT GA. A-16 dated May 15, 1973, by BEN McLEROY & ASSOCIATES, surveyors,a copy of which is a part of this report.

It is further assumed that title to the subject property is good and marketable and that it is to be transferred in fee simple ownership and that it is free from all encumbrances except those specified in the deed or public records.

AREA DATA

The subject property is located within the city limits of Athens, Clarke County, Georgia. It is situated at northeast corner of the intersection of Water Street and Third Street, fronting on Water Street approximately 108 feet and 115 feet on Third Street. This area is predominately a residential neighborhood and is continuing to be developed as a residential area. Both of the streets that the subject property fronts on are paved and are maintained by the City of Athens. The property is vacant unimproved land and contains 0.290 acre. All public utilities are available to the subject site. The topography of the site is sloping from the rear to the front towards Water Street. Single family residential use is the only permitted use for this property and with the small size of this lot is perhaps the only use at this time.

ZONING

The subject property is zoned R-3. R-3 zoning allows single family residential only with the lot size minimum requirement of 6,000 square feet. It is my opinion that the present zoning is the highest and best use of the subject property.

Highest and best use means that program of land use which will preserve the utility of the land and yield a net income flow that forms, when appropriately capitalized, the highest present value of the land.

APPRAISAL METHODS

The appraisal of real property calls for the employment of the basic three approaches to value. These approaches are the Cost or Reproduction Approach, the Income Approach, and the Comparison or Market Data Appraoch. In this report we are going to apply only the Comparison or Market Data Approach since there are no improvements and there is insufficient data to apply the income approach.

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The subject property is in an area that has had very little activity until the urban renewal project came along. It is basically a residential area and there is a definite need for this in the area. I was able to find a comparable area in the east area of Athens where a plot of land was developed into single family residential lots and houses were placed thereon. All of the comparables have city water, electricity, city sewage and natural gas. The streets the properties front on are paved.

SALES DATA

There are seven building lots in the parcel of land that was bought. The sales were from SAMS & DICKENS to MODULAR BUILDING SYSTEMS OF ATHENS, INC. The sale was consumated October 26, 1971 and is recorded in Deed Book 361, page 377. The plat of the property conveyed is found in Plat Book 13, page 97. The sale price, as verified by the sellers was $11,200.00 for the seven parcels or $1,600.00 per building site. This sale was vacant land only. The purchaser placed no greater value on one lot as compared to another since they were all to be utilized for similar type single family dwellings and all within the same price range. Lot size made no difference in value either. There is an upward adjustment of 10% for time of sale as compared with the subject and I also made a downward adjustment of 5% for topography because the subject property doesn't lie as well as the comparable sites. This gives an indicated value to subject property of $1,690.00.

Based on a careful analysis of the foregoing sales, and my experience and knowledge of the profession, it is my opinion that the subject property would warrant a FAIR MARKET VALUE as of June 7, 1973 of

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($1,700.00)

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CERTIFICATION

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1. That he has no interest, either present or anticipated, in the subject properties or the outcome of this report.
2. That he made a personal inspection of the subject properties and that all findings, statements and opinions submitted in this report are correct to the best of his knowledge.
3. That he has applied accepted methods and standards in arriving at an estimate of value.
4. That the fee received for this assignment is in no manner contigent upon the estimate of the values reported.

Nath O. McWaters

NATHAN O. McWATERS, Realtor - Appraiser

McWATERS
REALTY & APPRAISAL CO.
REALTOR
1089 BAXTER ST. • AREA 404 549-3222
ATHENS, GEORGIA 30601

June 7, 1973

Mrs. Roseann Davis, Director
Urban Renewal
City Hall,
Athens, Georgia 30601

Re: Re-use parcel 30 - Project GA-A-16

Dear Mrs. Davis:

In accordance with your request, the undersigned has completed an appraisal of the above captioned property.

Enclosed herewith is my report, which contains the pertinent data and reasoning leading to my opinion of value. Conditions and assumptions, which may limit or qualify the value estimate, and the Certification and qualifications of the appraiser are also contained in this report.

Please be informed that a careful and personal inspection was made of this property and due consideration was given to all factors and forces that influence property values at the subject location.

It is therefore my considered and professional opinion that the subject property warrant a market value as of June 7, 1973, of

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Respectfully submitted,

Nathan O. McWaters

NATHAN O. McWATERS, Realtor-Appraiser

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It is further assumed that title to the subject property is good and marketable and that it is to be transferred in fee simple ownership and that it is free from all encumbrances except those specified in the deed or public records.

AREA DATA

The subject property is located within the city limits of Athens, Clarke County, Georgia. It is situated approximately 108 feet along Water Street from the northeast corner of the intersection of Water and Third Streets. The subject property is vacant unimproved land and contains 0.286 acre. This area is predominately a residential neighborhood and is continuing to be developed as a residential area. Water Street is a 31 foot paved street and is maintained by the City of Athens. All public utilities are available to the subject site. The topography of the site is sloping from the rear to the front at street level. Single family residential use is the only permitted use for this property and with the small size of this lot is perhaps the only use at this time.

ZONING

The subject property is zoned R-3. R-3 zoning allows single family residential only with the lot size minimum requirement of 6,000 square feet. It is my opinion that the present zoning is the highest and best use of the subject property.

Highest and best use means that program of land use which will preserve the utility of the land and yield a net income flow that forms, when appropriately capitalized, the highest present value of the land.

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COMPARISON, CORRELLATION AND CONCLUSION

The subject property is in an area that has had very little activity until the urban renewal project came along. It is basically a residential area and there is a definite need for this in the area. I was able to find a comparable area in the east area of Athens where a plot of land was developed into single family residential lots and houses were placed thereon. All of the comparables have city water, electricity, city sewage and natural gas. The streets the properties front on are paved.

SALES DATA

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4. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without written consent and approval of the appraiser.
5. The appraiser may not be required to give testimony or to appear in court by reason of this report, with reference to the properties in question, unless prior arrangements have been made therefore.

CERTIFICATION

The undersigned appraiser hereby certifies:

1. That he has no interest, either present or anticipated, in the subject properties or the outcome of this report.
2. That he made a personal inspection of the subject properties and that all findings, statements and opinions submitted in this report are correct to the best of his knowledge.
3. That he has applied accepted methods and standards in arriving at an estimate of value.
4. That the fee received for this assignment is in no manner contigent upon the estimate of the values reported.

NATHAN O.McWATERS, Realtor - Appraiser

CITY OF ATHENS

ATHENS, GEORGIA

NEIGHBORHOOD DEVELOPMENT DEPARTMENT

TEL. 546-1425

October 25, 1974

Mayor and Council
City of Athens
City Hall
Athens, Georgia 30601

RE: Ga. A-16
East Oconee Neighborhood Development
Area

Gentlemen:

Enclosed is a resolution for your consideration. This resolution will allow for a Acquisition Review Appraisal for the above captioned project.

Any consideration given this resolution will be greatly appreciated.

Sincerely,

Roseann Davis

Roseann Davis
Director

RD:op
Enclosure

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR ACQUISITION REVIEW SERVICES BETWEEN J. G. Beacham AND THE CITY OF ATHENS, GEORGIA

This resolution authorizing the execution of a Contract for Acquisition Review Services between The Mayor and Council of the City of Athens, Georgia, and J. G. Beacham , a copy of said contract hereto attached and made a part hereof as Exhibit "A".

Be it resolved that the Mayor of the Mayor and Council of the City of Athens, Georgia, be and he is hereby authorized to execute the attached contract on behalf of The Mayor and Council of the City of Athens, Georgia.

AGREEMENT FOR ACQUISITION REVIEW SERVICES

THIS AGREEMENT, entered into _____ day of _____, 197__, by and between the Mayor and Council City of Athens, Athens, Georgia and the Neighborhood Development Department, a public body, hereinafter referred to as the "Local Public Agency", and J. G. Beacham, hereinafter referred to as the "Real Estate Adviser".

W I T N E S S E T H:

WHEREAS, the Local Public Agency proposes to acquire certain property within the East Oconee Neighborhood Development Area Ga. A-16 hereinafter referred to as the Project Area (more particularly described at Enclosure 1 attached hereto), and has obtained two (2) appraisals of certain parcels in the Project Area, which appraisals include all improvements, structures, appurtenances, or other elements of value which are recognized by the Courts in eminent domain proceedings; and

WHEREAS, following receipt of such appraisals by the Local Public Agency, further review thereof may be required in order to establish an acquisition price consistent with State and Federal Laws and Regulations, as they relate to just compensation in eminent domain proceedings; and

WHEREAS, the Local Public Agency proposes to obtain the services of a real estate adviser who will review certain acquisition appraisals for designated purposes; will confer with the appraisers and obtain all corrections, revisions or additions required from these appraisers; prepare a written report which will indicate the appraisals are complete and consistent in the factual data contained therein, comply with existing statutory and administrative requirements of the Department of Housing and Urban Development and are acceptable for the determination of fair market value; and will recommend specific prices for specific parcels to be acquired to the Local Public Agency, and what actions are to be taken in other cases involving pricing; and

WHEREAS, the Real Estate Adviser represents that he is authorized and qualified to do such work and is familiar with recognized appraisal practices,

with standards required for determining values in eminent domain proceedings, and with negotiation procedures in the acquisition of real property;

NOW, THEREFORE, the Local Public Agency and the Real Estate Adviser for the consideration, and under the condition hereinafter set forth, do agree as follows;

A. The Real Estate Adviser agrees to:

1. Prepare and submit to the Local Public Agency in three (3) copies, within 10 days following a Notice to proceed, a written opinion, signed by the Real Estate Adviser, as to the proper acquisition price for each parcel assigned. Such opinion shall be based upon:

   (a) A review and analysis of the aforementioned appraisal reports;

   (b) A general inspection of each parcel assinged, including all improvements, structures, appurtenances or other elements of value thereon or thereunto belonging which are recognized by the courts in eminent domain proceedings.

   (c) Consultations with the two appraisers who made the previous appraisals.

   (d) Recommend other appraisals as needed. The report shall contain a brief statement to support the Real Estate Adviser's conclusions on each price recommended.

2. After submission of the said opinions, be prepared to confer, to consult and to advise the Local Public Agency further on any opinions previously rendered.

B. The Local Public Agency agrees to:

1. Furnish a copy of the previous appraisal reports and a map of the Project Area showing the block and parcel number assigned to each parcel. The Real Estate Adviser shall submit his report by parcel numbers conforming to those appearing on the map and the previous appraisal report.

2. Compensate the Real Estate Adviser for the services rendered hereunder on the following basis:

   (a) For services described herein, exclusive of services rendered in accordance with Item 2(b), the Real

Estate Adviser shall receive a compensation of $ 50.00 ___ per parcel and a maximum compensation of $ 800.00 ___.

(b) For additional services to be rendered by the Real Estate Adviser for supplementary parcels added to this contract, in the same manner as described above, the Real Estate Adviser shall receive additional compensation at the rate of $ 50.00 per parcel assigned. Such services shall be submitted to the Local Public Agency within 10 days after a notice to proceed.

C. The Real Estate Adviser's obligations and duties under this contract shall not be delegated in whole or part, but this shall not prohibit the assignment of the proceeds due hereunder to a bank or financial institution. This contract may be assigned by the Local Public Agency to any corporation, agency or instrumentality authorized to accept such assignments.

D. The Real Estate Adviser agrees that his reports and conclusions are for the confidential information of the Local Public Agency, and he will not disclose his conclusions in whole or in part, to any person, whatsoever, other than to submit the written reports to the Local Public Agency, and will discuss the same with it or its authorized representatives.

E. In the event of breach of any condition or provisions hereof, the Local Public Agency shall have the right, by prior written notice to the Real Estate Adviser to terminate the employment of the Real Estate Adviser hereunder and cancel this contract and have the work thus cancelled otherwise performed, without prejudice to any other rights or remedies of the Local Public Agency. The Local Public Agency shall have the benefit of such work as may have been completed up to the time of such termination or cancellation, and with respect to any part which shall have been delivered to and accepted by the Local Public Agency, there shall be an equitable adjustment of compensation.

F. The term "parcel" as used herein is defined in paragraph B.1. hereof and each parcel will be shown on the map or plat of the Project Area furnished by the Local Public Agency.

G. It is understood that the time within which the work is to be performed is of primary importance and of the essence of this contract. The Real Estate Advisor will proceed with the work hereunder in such sequence and order as to the different parcels as the Local Public Agency may, in writing, direct, and will furnish and deliver the appraisal reviews and price recommendations to the Local Public Agency as soon as completed and all services, except for court appearances, are to be completed by March 10, 1973.

H. As an inducement to the execution of this agreement by the Local Public Agency, the Real Estate Advisor represents and and agrees that he has not employed any person to solicit or procure this contract, and has not made, and will not make, and payment or any agreement for the payment of any commission, percentage brokerage, contingent fee, or other compensation in connection with the procurement of this contract; and that the Real Estate Adviser has not now, and will not acquire any interest (including that of real estate agent or broker), direct or indirect, present or prospective, in any of the assigned parcels in the Project Area prior to acquisition of all of the parcels by the Local Public Agency; and has not employed and will not employ in connection with work to be performed hereunder any person having such interest during the term of this contract, either directly or indirectly.

I. During the performance of this contract, the Real Estate Adviser agrees as follows:

1. The Real Estates Adviser will not discriminate against any employee or applicant for employment because of race, religion, sex, color, or national origin. The Real Estate Adviser will take affirmative action to ensure that applicants are employed,

without regard to their race, religion, sex, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for traning, including apprenticeship. The Real Estate Adviser agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Local Public Agency setting forth the provisions of this nondiscrimination clause.

2. The Real Estate Adviser will, in all solicitation or advertisements for employees placed by or on behalf of the Real Estate Adviser, state that all qualified applicants will receive consideration for employment without regard to race, religion, sex, color, or national origin.

3. The Real Estate Adviser, will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this contract so that such provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

J. No member of or Delegate to the Congress of the United States of America, and no Resident Commissioner, shall be admitted to any share or part hereof or to any benefit to arise herefrom.

K. No member of the Local Public Agency shall participate in any decision relating to this contract which affects his personal interest or the interests of any corporation, partnership, or association in which he is directly or indirectly interested; nor shall any member, officer, agent, or employee of the Local Public Agency have any interest, direct or indirect, in this contract or the proceeds thereof.

L. The Project Area is bounded and described generally as follows:
See Enclosure 1.
The appraiser will be notified by letter to proceed with those parcels to be assigned for review.

M. In the event the Real Estate Adviser disagrees with the submitted appraisal reports and can establish to the satisfaction of the

Local Public Agency that a separate and independent appraisal by the Real Estate Adviser is warrented, then the Real Estate Adviser shall prepare a written documented appraisal and be in a position to testify as to his opinion of value in a Court of eminent domain. The compensation shall be $90.00 per parcel. For additional services to be rendered by the Real Estate Adviser in the event the Real Estate Adviser prepares a separate appraisal and testimony is required in Court based on that report, the rate of $90.00 per day for each day of Court testimony or pre-trial conference. In the event such attendance shall be one-half day or less, compensation shall be made on the basis of $45.00 for such half-day.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in triplicate on this 11/9/74 day of Nov.

WITNESS:

D Beacham
Real Estate Adviser

Mayor and Council of the City of Athens, Ga.

WITNESS:

by
Mayor

Code
A-513 EFFECT OF AMENDMENT ON THE URBAN RENEWAL PLAN

Page 1. Section B.2. Plan Objectives is added to the Plan. This new section lists primary objectives to be accomplished under the Plan.

Page 2. Section B.2. is renumbered B.3. as a result of adding the above.

Page 4. Section C.1.a.(2) is changed to added Hotels and Motels to the list of permitted uses.

Page 7. Section C.1.a.(5), prohibiting transient housing, is deleted from the Plan.

Page 10. Section C.1.b.(5) Historic Structures is added to the Plan. This section identifies controls that are to be imposed upon relocated historic structures.

Page 13. Section C.1.c.(10) is changed to add parking requirements for hotel and motel uses.

Page 17. Section D.1.a. is changed to added (3) Rehabilitation and Conservation and (4) Historic Preservation. Both are in accordance with the Plan outline in LPA Letter 452. Section D.1.c. is revised to delete the identity of properties that may be exempted from acquisition. At this time, all properties are classified as either to-be-acquired or not-to-be-acquired. No conditional acquisition is involved.

Page 18. Section D.2. is revised to make reference to one historic structure. Section D.3. Low and Moderate Income Housing is added to the Plan. Section D.3. is renumbered D.4.

Page 20. Section D.5. Underground Utilities is added to the Plan. At the present time, underground utilities are not proposed.

Exhibit"A" The boundary description is revised to delete three parcels from the Project.

R.P.Map No. 1. Land Acquisition and Boundary Map. This map is revised to delete properties from the Project or reclassify properties as identified under Code A-522. There are no properties being added to acquisition which would require a new public hearing.

R.P.Map No. 2. Land Use Plan. The Plan is revised to reflect a more detailed alignment and right-of-way for Dougherty Street, as proposed by the State Highway Department. Also, a number of minor streets are eliminated or modified to provide greater flexibility to redevelopers. The Plan shows a tentative location for a new street and bridge across the Oconee River about 400 feet north of Broad Street. Minor revisions to land use areas result from the above changes.

COLLEGE AVENUE
URBAN RENEWAL AREA
Project No. GA. R-51

URBAN RENEWAL PLAN

August, 1961
Approved [illegible]

A. TABLE OF CONTENTS

This Urban Renewal Plan for the College Avenue Urban Renewal Area, Project No. GA. R-51, located in Athens, Georgia, has been prepared by the City of Athens, and contains the following elements.

The text, pages 1 through 23, which comprises a part of the Urban Renewal Plan, includes the following:

	Text	Page No.
A.	Table of Contents	1
B.	Description of Project	1
C.	Land Use Plan	2
D.	Project Proposals	10
E.	Other Provisions Necessary to Meet State and Local Requirements	20
F.	Changes in Approved Plan	23

The two maps and one exhibit which comprises the remainder of the Urban Renewal Plan are identified as follows:

Land Acquisition and Boundary Map	U.R. Map No. 1
Land Use Plan	U.R. Map No. 2
Boundary Description	Exhibit "A"

B. DESCRIPTION OF PROJECT

1. Project Boundary

The boundaries of the Project Area which are clearly shown on all maps are identified in the attached Boundary Description marked Exhibit "A".

State or local) having references to the land uses specified or provided in the plan for the Project Area, and (3) any contract or transaction entered into by the LPA with respect to the Project Area, it is intended that the provisions of this subsection, together with the categories of uses indicated on the Land Use Plan (R. P. Map No. 2) for the land in the Project Area, shall be deemed to constitute the provisions of parts of this plan that specify such uses. It is further intended that compliance with the requirements set forth in this subsection, together with the uses indicated on the Land Use Plan (R. P. Map No. 2) by the LPA, by purchasers from it, by any owners of land comprising the Project Area, or by any successors in interest of the LPA or owners or any other party, shall be deemed to constitute compliance by them with the requirements and provisions of this plan as to uses specified for the land in the Project Area.

a. Permitted Uses

Within the areas shown on R. P. Map No. 2, "Land Use Plan", the following principal uses shall be permitted:

(1) R-5 [illegible]

.. Single-family detached dwelling

.. Single-family attached dwelling (or townhouse) except that not more than eight (8) dwelling units shall be joined in any one structure.

.. Two-family dwellings /

.. Multi-family dwellings ✓

.. Public housing

.. Churches and other places of worship, including church schools and educational buildings.

.. Schools, elementary or high, or private schools having a curriculum similar to that ordinarily given in public elementary or high schools.

.. Nursery schools or kindergartens

.. Parks, playgrounds and community buildings owned and operated by the City or other governmental body.

.. Accessory uses customarily incidental to any of the above permitted uses but not including a business or industry.

.. Customary home occupations, provided that any occupation conducted in a dwelling unit, clearly incidental to the use of the premises for dwelling purposes, is carried on wholly within a fully enclosed structure by a member of a family residing on the premises, there shall be no exterior identification [illegible] enclosed structure; no person outside the residing

2. Proposed Renewal Action

The Urban Renewal Plan relates to a slum clearance and redevelopment project known as the College Avenue Urban Renewal Area, Project No. GA. R-51 (hereinafter referred to as the Project Area) located in the City of Athens (hereinafter referred to as the "City") and undertaken by the Mayor and City Council of the City of Athens, Georgia (hereinafter referred to as the "Local Public Agency" or "L.P.A."). In accordance with and in furtherance of the Georgia Urban Redevelopment Law (Georgia Laws 1955, p. [illegible] et seq.) with Federal financial assistance pursuant to the Housing Act of 1949, as amended, and supplemented by the Housing Act of 1954, and subsequent amendments. The entire Project Area, with the exception of certain standard structures designated as not to be acquired, is scheduled for clearance and redevelopment for a variety of uses, including residential, public, business and industrial uses.

Generally, public improvements for the Project Area consist of:

a. Development of major traffic thoroughfares into the "downtown area".

b. A new residential street pattern.

c. Improvement in the existing streets serving the business and government uses, and the construction of a new street serving industrial and park uses in the eastern portion of the Project.

d. Water distribution, sanitary sewers, storm drainage and grading to serve the uses indicated on the "Land Use Plan", R. P. Map No. 2.

Existing streets and utilities will be utilized insofar as possible to achieve the broad objectives of the Urban Renewal Plan.

C. LAND USE PLAN

1. Land Use Map

Land uses, street rights-of-way and tentative easements shall be as shown on R. P. Map No. 2, "Land Use Plan". The land uses [illegible] Land Use Plan Map (No. 2) below.

2. Land Use Provisions and Building Requirements

[illegible] to the requirements and restrictions specified in this subsection. For purposes of (1) this plan, (2) any provisions of law (Federal,

family is employed and no equipment is used other than that normally used in connection with a residence. A home occupation shall not include beauty [illegible] or doctors' or dentists' offices for the treatment of patients.

(2) B-3 [illegible]

.. All uses permitted in the R-1 District, except single and two-family dwelling units, provided that such uses shall conform to all regulations, controls and restrictions as set forth for the R-1 District, [illegible], above, as modified hereinafter.

.. Apparel stores.

.. Automobile filling stations, whose major functions would not be repairing automobiles.

.. [illegible] products are sold at retail on the premises.

.. Barber and beauty shops.

.. [illegible] except [illegible] any form of [illegible].

.. [illegible] shops.

.. [illegible] provided that [illegible] are not located nearer [illegible].

.. [illegible].

.. Colleges, business schools, music conservatories, [illegible] activities offering training in a trade [illegible].

.. [illegible], billiard parlors, bowling [illegible].

.. [illegible].

.. [illegible], tailoring [illegible] shops.

.. Drug stores and apothecary shops.

.. Department, dry goods, notions and variety stores.

.. Electrical and gas appliance stores serving as retail and service outlets.

.. Florist, gift and novelty shops.

.. Financial institutions, including banks and savings [illegible].

.. Funeral homes, provided that they do not locate [illegible] (100) feet to any residential use.

.. Furniture and home furnishings.

..

..

..

..

..

.. Laundry pick-up stations.

.. Lodges, clubs and fraternal organizations.

.. Music stores.

.. Newsstands.

.. Offices, including business and professional services, real estate and insurance offices, medical and dental laboratories.

.. Package (beer and wine) stores.

.. Parking lots and garages.

.. Photographers and camera stores.

.. Public and semi-public buildings, including public office buildings, public recreation facilities, museums, branch public offices, non-profit organizations, private utility offices, and similar uses.

.. Repair services for small household appliances and devices.

.. Restaurants and cafeterias, except drive-in eating establishments.

.. Shoe stores and shoe repair shops.

.. Sporting goods stores.

.. Studios.

.. Theaters, including movie and legitimate theaters, except drive-in theaters.

The business area at the south west corner of Hoyt Street and College Avenue, as shown on A. P. Map No. 2 shall be restricted to the following permitted uses:

.. Apparel stores.

.. Barber and beauty shops.

.. Billiard parlors

.. Book, stationery and card shops.

.. Confectionary stores.

.. Custom dress making, millinery shops, tailoring and clothing shops.

..

..

..

..

..

..

Laundromats

Laundry pick-up stations.

Lodges, clubs and fraternal organizations.

Newsstands.

Offices, including business and professional services, real estate and insurance offices, medical and dental laboratories, and clinics.

Package (beer and wine) stores.

Public buildings, including branch facilities such as a library.

Repair services for small household appliances and devices.

Restaurants and cafeterias, except drive-in eating

Shoe stores and shoe repair shops.

(3)

All uses permitted in B-3 District, except that residential dwelling uses shall not be permitted.

Animal hospitals.

Bowling alleys.

Dry cleaning, pressing, laundry and dyeing establishments.

Eating and drinking places, including drive-in.

Farm equipment sales and service.

Food processing.

Light manufacturing or sewing processes.

Outdoor advertising signs and structures.

Printing, bookbinding, photography and publishing establishments.

Public or private utilities and utility stations.

.. transportation

.. Warehouses.

..

..

..

(4) Public

..

(5)

..

b.

(1)

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ntaining mor

In no event shall the combined area for the two-dwelling units in a duplex be less than 1,000 square feet.

The minimum area of a single-family dwelling unit shall be 800 square feet.

Yard and Setback Requirements. No building shall be located closer than twenty-five (25) feet to any street right-of-way line.

... Front Yard - There shall be a front yard of not less than twenty-five (25) feet as measured from the street-right-of-way line to the front wall of the main structure.

... Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet as measured from the rear property line to the rear wall of the main structure. Accessory buildings shall be located in the rear yard and shall not occupy more than twenty-five (25) per cent of the rear yard and shall not be located closer than five (5) feet to any property line. In the case of [illegible] accessory building shall be [illegible] the side line of the lot.

On every lot [illegible] occupied by a structure of more than two stories, [illegible] minimum rear yard of twenty-five (25) feet, plus an additional five (5) feet to each rear yard for each story which exceeds two (2) stories.

... Side Yard - The minimum required side yards shall be [illegible]

[illegible]

On every lot [illegible] occupied by a structure of more than two stories, [illegible] minimum side yard of ten (10) feet, plus an additional five (5) feet to each side yard for each story which exceeds two (2) stories.

When an existing structure on an adjacent lot is located closer than five (5) feet of its side property line, [illegible] requirement for a structure of no more than two (2) stories shall be so increased that in no case shall principal structures be closer than fifteen (15) feet; the minimum side yard requirements of a structure of more than two (2) stories shall be so increased that in no case shall principal structures be closer than twenty (20) feet.

Single-family attached dwelling (townhouses) shall [illegible] from [illegible] and [illegible]

[illegible]

[illegible]

[illegible]

There shall also be a minimum of twenty (20) feet of open space between the sides of residential structures built on the same lot or parcel.

(2) [illegible]

Minimum Lot Width. None

Minimum Lot Area. None

Maximum Height. Six (6) stories not to exceed seventy-five (75) feet in height. This regulation shall be extended to include multi-family dwellings.

Building Lot Coverage. Lot coverage shall be limited to forty (40) percent of the gross lot area and the combined area occupied by driveways, parking areas, drives, walkways, open storage areas and loading and unloading areas shall not exceed ninety (90) percent.

Bulk Control of Buildings. The maximum permitted floor area of all buildings on a building lot (including accessory uses) shall not exceed 200 percent of the lot area not covered by buildings.

Yard and Setback Requirements

... Front Yard. None

... Side Yard. [illegible] side of a lot not used for residential [illegible] upon a lot in a residential use [illegible] provided a side yard of not less than five (5) feet for each story or each twelve (12) feet in height, but a side yard shall be not less than twenty (20) feet in width. In all other cases a side yard shall not be required, but if provided shall not be less than twenty (20) feet in width.

... Rear Yard. [illegible] to the rear of a lot not used for residential purposes is also upon a lot in a residential use a rear yard shall be provided a rear yard of not less than twenty (20) percent of the depth of the lot, but such rear yard shall not be less than (20) feet in depth. In all other cases no rear yard shall be required, but if provided it shall not be less than ten (10) feet.

Screening. Any portion of a nonresidential lot which abuts a residential use area or the rear or side property line shall be suitably landscaped and if such portion of a nonresidential lot is used for storage, loading or similar purposes it shall be enclosed by a solid wall, compact evergreen hedge, or uniformly painted and properly maintained board fence of not less than six (6) feet in height.

...

[illegible]

(5) [illegible]

[illegible]

[illegible]

[illegible]

Building Lot Coverage. A building lot shall be deemed to mean a contiguous tract of land under one ownership. The maximum permissible lot coverage by buildings or structures shall be fifty (50) percent. The combined area occupied by buildings, structures, parking area, off-street loading areas and driveways shall not exceed ninety (90) percent of the total lot area.

Yard and Setback Requirements

... Front Yard. All buildings and land use shall be set back a distance of twenty (20) feet from the right-of-way line of all streets upon which they abut, provided that no building or use shall in any case be located closer than seventy (70) feet from the center line of any street upon which it abuts.

... Side Yard. Where the side of a lot not used for residential purposes abuts upon a lot in a residential use there shall be provided a side yard of not less than five (5) feet for [illegible] shall be not less than twenty (20) [illegible] In all other cases a side yard shall not be required, but if provided shall not be less than twenty (20) feet in width.

... [illegible] the rear of a lot not used for [illegible] abuts upon a lot in a residential use there shall be provided a rear yard of not less than twenty (20) per[illegible] of the depth of the lot, but a rear yard shall [illegible] twenty (20) feet in depth. In all [illegible]

Screening. Any portion of a nonresidential lot which abuts a residential use along the rear or side property line shall be suitably landscaped and if such portion of a nonresidential lot is used for storage, loading or similar purpose it shall be [illegible]

(6) [illegible]

c. General Regulation and Controls

The following general regulations and controls shall [illegible] within the Project [illegible] as shown on "Land Use Map", R. P. [illegible]

CA, [illegible]
Code [illegible]
[illegible]

(4) Easements

When necessary for poles, electric lines, conduits, storm sewers and sanitary sewers, gas lines, water pipe lines, or other services, easements shall be reserved and shown on a recorded plat. Any use of these easements by the property owner shall be subject to the approval of the authority having jurisdiction.

(5) Fire Hydrants

Every building erected shall be on a lot adjacent to a public street, or with access to a private street and will be erected only after building plans are filed with the City's Fire Department, Department of Public Works and Planning Department.

(6) Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the adjacent or neighboring owners.

(7) Accessory Uses in Residential Areas. Accessory buildings in any residential area shall be located in the rear or side yard, as defined herein, at a distance of not less than ten (10) feet from any portion of the principal building and not less than five (5) feet from any lot line. An accessory use such as a church, public building or similar temporary signs pertaining to the sale or lease of a building, lot or premises may be located in any yard provided that it is not

(c) [illegible]

(7) Livestock. No rearing of animals, poultry, birds, or the like shall be permitted on any residential, business or public lot within the Project Area. This restriction is not applicable to customary domestication pets except when raised for commercial purposes.

(8) Exception to Height Limitations. The height limitations required for buildings and structures shall not apply to chimneys; cooling towers; elevator bulkheads; fire houses; fire towers; steeples; flagpoles; stacks; stage towers; scenery lofts; tanks; water towers; ornamental towers and spires; television or radio towers or necessary mechanical appurtenances.

(9) Signs. Signs shall be permitted [illegible] activities being conducted on the premises, provided that signs are attached to a wall [illegible] surface of the building or extend not more than [illegible] feet therefrom. Such signs shall not exceed [illegible] of gross surface area for each building [illegible] feet or less of street frontage; and one (1) square foot of frontage, such signs shall be erected in the aggregate one square foot in area for each linear foot of principal street frontage, but in no case shall the area of such signs exceed sixty (60) square feet.

Signs pertaining to the lease or specific use of the premises may be permitted:

... [illegible]
on the same lot as the building, not exceeding twelve (12) square feet in area shall be permitted.

... Temporary signs not exceeding a total of [illegible] (8) feet in area [illegible] on the same lot may be permitted advertising the lease, hire or sale of such building or premises.

... A temporary sign not exceeding a total of [illegible] twenty (120) square feet may be permitted advertising the development, sale or lease of lots or houses in the subdivision.

(d) [illegible]

[illegible] public right-of-way.

Adequate off-street parking shall be provided. This required parking shall be located no further than four hundred (400) feet from the principal use it is to serve. The LPA shall require from the purchaser, prior to the sale of the land, information on the proposed use, maximum number of employees likely to be employed, the number proposed for employee parking, student parking and off-street motor parking. The LPA shall be the authority to determine if the provisions for off-street parking are adequate for the particular use and building proposed; however, in no case shall the amount of parking required be less than the minimum requirements set forth in this subsection. In the event of a change in ownership taking place after the completion of the buildings, the LPA reserves the right to review the off-street parking [illegible] such owner, and if should prove likely to be greater than those provided for, the LPA reserve the right to increase the minimum number of such spaces.

Minimum Parking [illegible]

Residential and [illegible]

Single-family residences (including townhouses)
Two-family residences
Multi-family [illegible]

Boarding or rooming houses

Fraternity or Sorority houses

[illegible]	[illegible]
[illegible] similar [illegible]	[illegible] for each two staff [illegible] and employees.
Hospitals	1 space for each four (4) [illegible] plus one additional space for each staff member, plus one additional space for each [illegible]
Public Office Buildings	1 space for each 300 square feet of gross office space.
Schools, nurseries, kindergartens	One space for each classroom and administrative [illegible] for the safe and convenient loading and unloading of students. For a high school one additional space for each five (5) students for which the building is designed shall be provided. Where space is required and provided in auditoriums, gymnasiums, stadiums or other places of assembly in connection with the school facilities which are in excess of these requirements, no additional space will be required for administrative offices, [illegible] rooms or student parking.

Private Offices, [illegible]:

Automobile, farm equipment, machinery [illegible] sales and service	1 space for each five [illegible]
Automobile filling [illegible]	Two (2) spaces for each pump in addition to normal service areas and access lanes.
Bowling alley	[illegible]
Business and professional offices, clinics, doctors' offices, banks, [illegible]	1 space for each three hundred (300) square feet of non-storage floor area.
Commercial amusements	1 space for each fifty (50) square feet of [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
Truck and passenger transportation facilities	1 space for [illegible] two (2) employees [illegible] maximum employment on a single shift plus 1 space for each fifty (50) square feet of area used for waiting room purposes.
Theaters, funeral homes	1 space for each three (3) fixed seats in the auditorium.

Warehousing and Wholesale Uses:

Warehouses	1 space for each two (2) employees plus one additional space for each business vehicle.
Wholesale establishments	1 space for each two (2) employees plus one additional space for each business vehicle.

Industrial Uses:

Manufacturing, assembly, processing, and similar activities	1 space for each two (2) employees at maximum employment on a single shift plus one additional space for each business vehicle.

(11) Off-Street Loading and Unloading

All business and industrial uses requiring service shall provide a minimum space of twelve (12) feet by twenty-five (25) feet with fourteen (14) feet overhead clearance. Such space shall be [illegible] the front yard of the main structure or structures. In connection with normal operations there shall be no loading and unloading of trucks on the streets in front of or on the side of the premises or in any front yard provided. The minimum number of off-street loading spaces required shall be as follows:

Business Use including restaurants and general retail and service businesses.
One (1) space for each three thousand (3,000) square [illegible] of floor area or part thereof.

Wholesale Business and Industrial Use including all other permitted uses except residential uses.
One (1) space for each ten thousand (10,000) square feet of floor area or part thereof.

d. Period of Duration of These Provisions

It is intended that the provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respect thereto shall commence on Plan approval by the Mayor and City Council of the City of Athens and shall continue until September 1, 1984. See Paragraph F. hereinafter for procedure for changes to the approved P[illegible]

e. Applicability of Provisions to Property Not to be Acquired

The provisions of paragraph C. 2. a. shall apply to not-to-be-acquir parcels identified on the "Land Acquisition and Boundary Map", R. P. Map No. 1. The regulations, controls and restrictions as set forth under paragraph C. 2. b. above shall pertain to properties not to be acquired inasmuch as (1) there shall be no furtherance of present violations of any provisions of said paragraph, (2) all present compliance with the provisions of paragraph C. 2. b. shall be maintained in accordance with said paragraph and (3) no such property may be extended or enlarged or land acquired for redevelopment unless such extension or enlargement, assembled together with and including the property not to be acquired, shall be in accordance with the regulations, controls and restrictions as set forth in said paragraph, excepting setback and yard requirements and maximum height regulations shall not apply to structures built before the approval date of this Urban Renewal P[illegible] See Par. D.1.b. for provisions to insure compliance.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property to be Acquired

(1) Clearance and Redevelopment

All land to be acquired in accordance with the Urban Renewal Plan is identified on the Land Acquisition and Boundary Map, R. P. Map No. 1.

(2) Public Facilities

The land to be acquired for public facilities is being acquired for clearance and redevelopment purposes and is identified on the Land Acquisition and Boundary Map, R. P. Map No. 1.

b. Statement of Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

Land parcels in the Not-to-be-Acquired category (identified on the Land Acquisition and Boundary Map, R. P. Map No. 1 and noted in Paragraph C. 2. e. earlier) each have substandard-able features but these individually are considered waivable if the landowner will agree to subject the property to Plan controls, restrictions and regulations for the duration of the Urban Redevelopment Plan. Each such property will be acquired unless the landowner agrees within a reasonable time to Plan matters. Agreement must be in the form of a written recordable instrument, running with the land for the control period, agreeing to limit new uses, and to otherwise conform the property to restrictions, controls and rights as specified in the Plan, during the control period, and to requirements under Paragraph D. 3. herein. LPA officials will discuss deficiencies with each affected property owner within 6 months after the inception of this Plan. The owner will have 6 months thereafter to decide whether to subject his property to the Plan. If the owner decides not to execute the recordable instrument, the LPA will proceed to purchase (by negotiation or eminent domain proceedings) each such parcel.

Required at Initial Date

c. Statement of Special Conditions Under Which Properties Identified to be Acquired May be Exempted from Acquisition

The LPA will exempt from acquisition certain properties and portions of certain properties in the project area (shown on the Land Acquisition and Boundary Map, R. P. Map No. 1) that are now proposed for acquisition under the following conditions. The provision of Paragraph D. 1. b. shall apply to all parcels exempted from acquisition.

Parcel No. 23-1 This parcel will be exempt from acquisition if the owner of said parcel agrees to have completed the removal of the substandard structure on said parcel within twelve months from the date of execution of an agreement between said property owner and the LPA and further agrees to use said parcel in accordance with the restrictions of this Urban Renewal Plan for the duration of this Plan.

Parcel No. 18-4 This parcel will be exempt from acquisition if the owner of said parcel agrees to complete the removal of the substandard structure on said parcel within twelve months from the date of execution of an agreement between said property owner and the LPA and further agrees to use said parcel in accordance with the restriction of this Urban Renewal Plan for the duration of this Plan.

Parcel No. 18-6 Same as parcel no. 18-4 above.

Parcel No. 18-7 This parcel will be exempt from acquisition if the owner of said parcel agrees to comply with all the requirements of this Urban Renewal Plan within twelve months from the date of execution of an agreement between said property owner and the LPA and further agrees to use said parcel in accordance with the restrictions of this Urban Renewal Plan for the duration of this Plan.

Parcel No. 18-8 Same as parcel no. 18-4 above.

2. Rehabilitation and Conservation

There will be no conservation or reconditioning within the Project Area since all real property acquired is scheduled for clearance and redevelopment.

3. Redeveloper's Obligations

Disposition of the land comprising the Project Area will be made on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. The land in the area will be disposed of, by lease or sale, to private parties or public bodies for redevelopment by them in accordance with the provisions of this Plan and their contracts with the LPA.

The LPA, in disposing of the land in the Project Area to be redeveloped by private or public parties will, in its contract and deed or other instruments to such parties, include such terms and conditions as in the judgement of the LPA will be necessary or advisable to insure redevelopment of the Project Area and its use thereafter in accordance with this Urban Renewal Plan, and to prevent recurrence of the condition of blight in this area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the Project Area, so that such obligation may operate independently of such zoning or other laws or regulations. In all instances, the improvements to be constructed in the Project Area will be constructed in accordance with applicable zoning ordinance provisions and regulations and the building, housing, and other applicable local codes and ordinances, the requirements of this Urban Renewal Plan and such other requirements as may be set forth in the contracts between the LPA and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the LPA may find desirable in order to implement and effectuate the objectives of this Plan, will obligate the purchasers of land in the Project Area and their successors in interest to:

a. Devote the parcels owned by them to and only to the uses specified in this Urban Renewal Plan.

b. Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in this contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest).

c. Make no changes in such improvements after completion of their construction that are not in conformity with this Plan.

d. Not effect or execute any agreement, lease or conveyance or other instrument whereby any parcels in the Project Area owned by them are restricted upon the basis of race, religion, color or national origin in the sale, lease or occupancy thereof. (This obligation to be effective without limitation as to time, regardless of any termination date provided with respect to any provisions of this Plan.)

e. Not to reassign contract rights, or to resell or otherwise transfer the land (or interest therein) purchased by them prior to the completion of the improvements therein without the approval of the LPA and except in cases satisfactory with the LPA and not to speculate in or with respect to such land. Upon the proper completion of improvements, as required in the disposition contract, the Local Public Agency will provide certification to the owner that improvements have been completed in accordance with said contract.

E. Other Provisions Necessary to Meet State and Local Requirements

1. Obligation

The LPA has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families displaced from the Urban Renewal Area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents and prices within the financial means of the persons displaced from the Urban Renewal Project, as many units of decent, safe and sanitary dwellings as there are families displaced by the project. Such units will be available to these families and reasonably accessible to their places of employment.

Every family displaced by the Project, who is eligible for admission will, in accordance with the Federal and State Law, be given priority vacancies or turnover in existing or new public housing. All possible relocation services will be provided to non-residential establishments displaced by the project.

2. Relocation

The LPA will maintain an office within the Project Area staffed by one or more employees as is necessary at different stages of the Program, who will assist families and persons now living in the Project Area to find and move into decent, safe and sanitary dwellings reasonably accessible to their places of employment and at rents within their financial reach.

A family survey has been made to establish rehousing requirements and eligibility for low-rent public housing. As soon as practical after the effective date of the Contract for Loan and Grant, a staff member will interview the families living on that parcel to explain that the parcel has been acquired, to learn the housing needs of the families, including needs created by hardships and to advise the families of their obligations and the LPA's obligation as to rehousing. Every means of locating existing vacancies in private housing will be utilized. Newspaper advertisements will be searched. The cooperation of real estate agents and builders will be solicited, and personal surveys will be conducted. Vacancies will be inspected by a staff member to determine their suitability for habitation. A list of suitable accommodations will be kept and made available to applicants for housing from the Project Area. In addition, families and persons will be encouraged to find and to move into suitable housing on their own initiative.

No family will be forced to move until it has been offered the opportunity to move into a decent, safe and sanitary dwelling at a price or rent within its means in an area generally less objectionable than the Project Area, and either (1) the family rejects suitable housing or accommodations available or (2) the family fails to recognize its obligation to pay rent for a site dwelling after it has been acquired by the LPA, or (3) the family is maintaining a nuisance, or (4) the family completely fails to cooperate with the LPA.

The LPA considers a dwelling unit to be "standard housing" and to be decent, safe and sanitary when (a) it is in compliance with the City's building, housing, fire and sanitary codes; (b) it is in good repair and is weathertight, with no leakage or dampness; (c) it has no health, fire or safety hazards within the structure or in the immediate vicinity; (d) it has adequate hot and cold running water, a flush toilet that is sewer-connected and a bathroom with tub or shower with hot running water, all within the dwelling unit; (e) it has permanent reasonably efficient kitchen facilities, including sink, cooking stove connections, shelves and storage space for food and utensils; (f) it is large enough to accommodate the family without

overcrowding; no room shall be used for sleeping purposes that has an area less than seventy (70) square feet and not less than forty (40) square feet for each person occupying such a sleeping room; sufficient sleeping rooms shall be available to assure that no child over six years of age will be required to occupy a sleeping room with a person of the opposite sex; (g) it is equipped with adequate heating facilities, is adequately ventilated by at least one openable window in every room opening to the out-of-doors and is screened or screens are available; (h) it is wired for electricity by an adequate and safe wiring system for lighting and other electrical service; (i) it is located in a neighborhood which is free from industrial or other nuisances, is supplied with community facilities of a standard neighborhood, and is reasonably accessible to transportation, schools, churches and stores.

It is intended that all dwellings into which Project Area families relocate will be inspected by the LPA's relocation staff. If they are found not to be decent, safe and sanitary, the move will be considered as temporary relocation only, and the LPA will then undertake to offer such families and persons an opportunity to move into suitable decent, safe and sanitary housing.

Families who move without the LPA being notified will be traced and similarly followed up.

If the family declines an offer of a standard dwelling unit and its present dwelling unit does not meet the city's code requirements, the LPA shall refer the matter to the local code enforcement agency with the objective of bringing the unit into conformity with local codes.

Temporary relocation will be carried out where necessary in dwellings acquired in the Project Area and managed by the LPA. Any dwellings used for temporary accommodations will be maintained in a minimum habitable condition, wind-tight and weathertight.

The LPA will relocate families and persons from the least desirable structures first, within the framework of the clearance and demolition plan; however, those structures with the fewest deficiencies will be retained for temporary relocation.

It is considered that the temporary relocation of families living in the College Avenue Urban Renewal Project GA. R-51, and also the method for providing (unless already available) decent, safe and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from such area, at rents within the financial reach of the income groups displaced from such substandard dwellings, will be feasible.

Prior to the sale of any project land, this Urban Renewal Plan may be modified, changed or amended at any time by the City of Athens, Georgia.

F. Procedure for Changes in the Approved Plan

After part or all of the project land has been disposed of by the LPA, the Plan, including the provisions specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, may be modified, changed or amended by the City of Athens, Georgia, provided, however, that in no event will the provisions of this Plan be modified in any manner which will adversely affect any land in the Project Area that has been sold or leased by the LPA and whose owners and successors in interest are obligated to devote such land to the uses specified in this Plan except with the written consent of the then owners of such land.

November 22, 1974

City of Athens
Urban Renewal Department
Athens, Ga.

Attention Mrs. Roseann Davis Director

For review apprasials on NDP GA-16 on the following Parcels;

15-101	$50.00
15-102	50.00
15-103	50.00
15-104	50.00
15-105	50.00
15-106	50.00
15-107	50.00
15-108	50.00
16-101	50.00
16-102	50.00
16-103	50.00
16-104	50.00
16-105	50.00
16-106	50.00
16-107	50.00
17-101	50.00
Total	$800.00

Paid 11/26/74

Nov. 21, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re. UDP GA A-16 Parcel 17-101

I have seen the subject property together with the comparables used by each of your apprasiors. I have checked the work of Mr. Redwine and Mr. Thornton and find that it is accurately and correctly done. Their approach to value is proper and needs no corrections from me.

Mr. Redwine places a value of $7000.00 on 420 Water St.(subject), and Mr. Thornton has a value of $6500.00, it is my opinion that the subject has a current fair market value of &7000.00

Yours truly,

J. G. Beacham P. E.

J G Beacham

Nov. 21, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re. NDP Ga. A-16 parcel 16-105

I have seen the subject lot, it faces Old Water St. with a frontage of 115 ft. and a depth of 69 ft. The lot and old Water St. are subjected to flooding from the Oconee River. Old Water St. was relocated for this reason. Property has no value as a lot, in order to fill it raise Old Water St., water sewer and paving would produce a negative value.

The value becomes a token propersition and your apprasiors have treated as such their evaluation is reasonable and fair. There are no comparables in the City of Athens to this situation.

Mr. Redwine places a value of $800.00 on the lot while Mr. Thornton comes up with $750.00. It is my feeling that a fair market value of $750.00 would be a plenty.

Yours truly,

J. G. Beacham P. E.

November 21, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs Davis; Re. R. D. P Ga.- A16, Parcel 16-104

The subject lot is a small tract facing Second St. 71 feet and only 58 feet on old Water St. The lot is in the north west side of Second St. and old Water St., both of which have abandoned for the lack of use.

The property is subject to flooding from the Oconee River and is currently too small to build a house on. A token value is all that can be placed on the lot. Mr. Redwine plaves a value of $600.00 and Mr. Thornton uses $500.00, Ithink that $500.00 is a reasonable fair market vakue for the property.

Yours truly,

J. G. Beacham

J. G. Beacham

11/21/74

Mrs; Roseann Davis Director
Urban Renewal Departmet
City of Athens,
Athens, Ga.

Dear Mrs; Davis; Re. NDF Ga. A-16 parcel 16-106

I have looked at the subject lot it faces old Water st, that was abandoned about 20 years ago. As the City Engineer for the City of Athens at that time I was instrumental in relocating Water St. on account of the flooding of the old street. The old Street was never officially blocked off it just ceased to be used after the new street was built.

The subject lot is in the flood plane and is unbuildable in my opinion. The apprasials are in proper form and need no corrections by mr, Mr. Redwine places a value of $900.00 on the lot and Mr. Thornton uses the figure of $750.00 I feel that the sum of $800.00 would be the fair market value of the property.

Yours truly,

J. G. Beaacham P. E.

Nov. 22, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re. Ga. A-16 Parcel 16-107

I have looked at the subject property together with the apprasials of Mr. Redwine and Mr. Thornton.. They have used good judgement in arriving at their values.

There is to my knowledge a lot in the Athens area comparable to the subject lot and three others in the same block in this redevelopmant project.

A portion of this lot is subject to flooding from the Oconee rive and an apparant encroachment of a house on the north side of parcel 16-107. Mr. Redwine arrived at a figure of $1100.00 for the parcel and Mr. Thornton came up eith $1000.00, I feel that $1000.00 would be a reasonable value for the property.

Yours truly,

J. G. Beacham

Nov. 21, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re. NDP Project Ga-A16 parcel 16-102

In examining the apprasials of Mr. Redwine and Mr. Thornton I find a little problem which is confusing until you get into it. First Mr. Redwine lists the houses as being numbered on Water St. , Mr. Thornton lists them on Second Street. Also in looking at the details of each of the reports hwhwer each apprasior shows his breakdowns of the comparables it shows that the apprasiors have the two houses on the lot switched. The truth of the matter is thst thr houses were built long before Water St. was in its present location. Before Water st. was relocated the house number 137 faced Second St. and 137½ was in the rear, and the lot did con corner with Water St. Therefore I beleive Mr. Thorntons designations is correct from a legal standpoint. For all practical purposes however the Water st. designations would be proper but the houses would have to be renumbered.

Mr. Redwines photographs are alsc reversed, but the fact remains that both houses are on the parcel 16-101. If this is the case then it makes little difference that they are reversed.

Mr. Redwine submitted two sheets on parcel 16-101 showing one house to be a value of $4750.00 and the other to be $1500.00 making a total of $6250.00. Mr. Thornton shows his regular apprasial sheet with a fly sheet to allow for comparables on house 137½. His regular sheet shows a value of $4500.00 for 137 Second St which would include the lot then he has evaluated 137½ Second St at $2000.00 to make his total for the whole parcel of $6500.00 I have discussed this matter with Mr, Thornton and he admits its ambiguity. With Mr. Redwine with a total of $6250.00 and Mr. Thornton of $6500.00 I am inclined to say in my opinion the parcel 16-102 has a fair market value of $6500.00.

Yours truly,

J. G. Beacham

J. G. Beacham P. E.

11/20/74

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re. GA- A-16 Parcel 16-103

Subject property is located on the west side of Second St. known as 133. The frame house located on this lot is rough on the outside but is noe bad on inside. The lot is 39X172, Second St. is norrow and unpaved. The lot has ingress and egress via Second St.

I have seen the subject property together with the property each apprasior has used as his comparables. Their comparables are well chosen and their adjustments have been accurately and properly done, there are no adjustments necessary by your review apprasior. Mr. Redwine values the property at $4750.00 and Mr. Thornton as $4250.00. It is my feeling that the fair market value is $4300.00.

Yours truly,

J. G. Beacham

November 20, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re Ga-A 16 Parcel 16-101

I have looked at the above property and also at the property used by your apprasiors as comparables. Located on the parcel 16-101 is a frame house of considerable age having an area of about 1377 square feet and a porch of 270 sq. ft.

In reviewing the apprasials of Mr Redwine and Mr Thornton I find that they are accurately done and that the comparables they have used are easily adjusted to match the subjest. Their additions and subtractions are accurate and are equitable and need no adjustments by me.

Mr. Redwines evaluation is $7250.00, and Mr. Thornton has come up with $7000.00. As your review apprasior I beleive the fair market value to be $7000.00

Yours truly,

J. G. Beacham P. E.

November 18, 1974

Mrs. Roseann Davis Director
Urben Renewal Department
City of Athens, Ga.

Dear Mrs Davis; Re GA-16 Parcel 15-105

I have inspected the above property in order to make a review apprasial, also I have examined both Mr. Redwine's and Mr. Thornton's apprasials. They have used the only method applicable to vacant lots i.e. , comparable sales; both have used the two lots on Fourth St. sold by Amos Jackson.

The subject is a good size lot 92X135 feet, there are no corrections needed in either of the apprasials. Mr. Redwines adjustment is fair and reasonable. The mobile home located on the property is not considered in their work.

Mr. Redwine establishes a value of $2750.00 and Mr. Thorntons comes up with $2500.00, it my opinion that the fair market value is $2500.00

Yours truly,

J. G. Beacham P. E.

Nov. 17, 1974

Mrs. Roseann Davis Director
Urban Renewall Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re Ga-16 Parcel 14-107

I have looked at the above subject property located at 256 Water St., which is a 5 room frame house. The apprasials of Mr. Redwine and Mr. Thornton have been examined by me and they are correct except Mr. Redwine usein 192 Arch St when he intends it to be 182 Arch Sr. Both apprasiors have used the correct method of approach to value.

The comparables both apprasiors used are familiar to me and I have checked the adjustments and find they are each reasonable and fair. Each apprasior have used comparables that adjust to the subject readidly.

Mr. Thornton's evaluation is $5500.00 and Mr. Redwines is for $6000.00. It is my opinion that the fair market value of 256 Water St., is $ 5500.00.

Yours truly,

J. G. Beacham P. E.

November 16 1974

Mrs. Roseann Davis Director
Urban Renewal Department
Cith of Athens
Athens, Ga.

Dear Mrs. Davis; Re NDP Project Ga. A-16 Parcel 15-106

I have examined the above subject property it has a nice 6 room brick veneer hpuse located on it. It is located at 268 Water St. Also I have examined the appraisals of Mr. Redwine and Mr. Thornton, and I have looked at their comparables. Their comparables are good and are in different parts of the City.

Both apprasiars have made fair and just adjustments to make them comparable to the subject, they are well done and need no adjustments from By your review apprasior.

Mr. Redwine apprasial is for $ 18500.00 and Mr. Thornton's is for $18150.00. I feel that the fair market value of the subject property is $18300.00.

Yours truly,

J. G. Beacham P. E.

November 15, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis Re NPD Project GA16 Parcel 15-103

This is vvacant lot on Water St.with less that standard width average widths in the area is 65 feet. Subject lot is 45'X135'.

I have examined this property together with Mr. Redwines and Mr Thornton's apprasials. The lots on Fourth St. are also familiar to me. Their apprasials have been properly done and need no corrections by me. Their adjustment for the narrow width of the subject are reasonable.

Mr. Thornton's apprasial is for $1700.00 and Mr. Redwines is for $1750.00, I feel that the fair market value of this property is $1700.00.

Yours truly,

J Beacham

J. G. Beacham P. E.

Nov. 15, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re NPD Ga-A-16 Parcel15-108

I have examined the above property toghether with the apprasials of Mr. Redwine and Mr. Thrnton. I have also looked at the comparables and think that they are comparable, Their apprasials have been properly done using the comparables as the approach to value. Their adjustments are reasonable and correctly done and no corrections are needed by me.

Mr. Redwine used as one of his comparables 192 Arch st which is supposed to be 182 Arch St. I have changed this on his form.

Mr. Redwines apprasial is for $5350.00 and Mr. Thornton's is for $5500.00. It is my opinion that the fair marked value of the subject property is $5300.00.

Yours truly, J. G. Beacham

J. G. Beacham P. E.

Nov. 15, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City oc Athens
Athens, Ga.

Dear Mrs. Davis; Re NPD Project Ga 16- Parcel 15-101A

This is a revies apprasial of a mobile home, the lot having been considered on a previous review.

I have examined subject mobile home and find it to be 1969 Frontier 3 bed room one bath 12/60 and in good condition.

The apprasiors Mr. Thornton and Mr. Redwine have used the only correct approach i.e. comparable sales in the determination of the valye. I am familiar w ith the comparables. Their work has been correctly done and need no corrections on my part. Their adjustments have been done fairly and reasonably. Mr. Thornton's value on the mobile home is $4000.00 and Mr. Redwine comes up witha value of $4150.00, it is my opinion that the fair market value is $4000.00 for the mobile home.

Yours truly,

J. G. Beacham P. E.

Nov. 14, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
City of Athens
Athens, Ga.

Dear Mrs. Davis; Re 270 Water St. MD- project Ga A-16 Parcel 15-104

I have inspected the above captioned parcel and find it to be a narrow lot of 43 ft. width and a depth of 135 ft. with a 1959 Knox Mobile home 10/50 which is in good condition.. New heating system and new fire alarm.

I have checked the apprasials of Mr. Redwine and Mr. Thornton and find them in proper conditions. I find no errors or omissions. Their comparable sales are relative like the subject and their adjustments are fair and equitable.

Mr. Redwins apprasial is for $4400.00 and Mr. Thornton's is $4150.00. I feel that the fair market value of the subject property is as follows;

Land	$1700.00
Trailor	2500.00
Total	$4200.00

Yours truly,

J. G. Beacham P. E.

Nov 12, 1974

Mrs. Roseann Davis Director
Urban Renewal Department
Cith of Athens
Athens, Ga.

Dear. Mrs Davis; re NPD project Ga 16 parcel 15- 101.

As your review apprasior on the above subject property, I have examined the apprasials of Mr. Morgan Redwing and Mr. E. M. Thornton and find them in order with the exception of Mr. Redwines comparable listed as 192 Arch st. is supposed to be 182 Arch St. Mr. Redwine authorised me to make this change on his apprasial form. Theri apprasials have been properly done using primarily the basis of comparable sales to determine their evaluation.

I have examined the subject property together with the comparable sales used by each appraisor. Both of the apprasiors consider the lot (125') for all practical purposes to be big enough for two lots. Mr. Thornton sates this in his apprisal, Mr. Redwine handles the same situation by using as a comparable 357 S. Peter St with a large lot and sizable adjustments for site locations in his 182 Arch St and 1065 Henderson Ave. Extension comparables. In both cases I feel that their comparables and the corresponding deductions are reasonable. In the general area that we have under consideration lot sizes are not as important as they are in other portions of the City of Athens, in other words if a lot is of sufficient size to build a house it fits the bill and is all that is needed.

Mr. Redwines apprasial is for $9100.00 and Mr. Thornton's is for $9500.00, it is my opinion that the property has a value of $9000.00.

Yours truly,

J. G. Beacham P. E.

Nov. 13, 1974.

Mrs. Roseann Davis Director
Urban Renewal Department
City Of Athens
Athens, Ga.

Dear Mrs. Davis; Re. NDP- Project Ga. 16-15-102

I have inspected the above captioned property in order to make a review apprasial, it is a vacant lot on Water St. with a frontage of 85 ft. on water St. Also I have examined along Fourth Street the two lots that both Mr. Thornton and Mr. Redwine used as comparables. The subject property being a vacant lot the only approach to value is by using comparable sales.

Both Mr. Thornton and Mr. Redwine have made adequate evaluations on the subject lot using the only method available and their work is accurate and needs no adjustments on my part. The Fourth St. Comparables are 77.5 ft., frontage with a depth of 248 ft.

Both apprasiors arrive of the value of $2500.00 for the subject vacant lot and this therefore is the figure of my own evaulation. I concur in their apprasials and state that they are in proper order.

Yours truly,

Beacham

J. G. Beacham P. E.

Engineering

Reports
Appraisals

J. G. BEACHAM
PROFESSIONAL ENGINEER
P. O. Box 389
ATHENS, GEORGIA

December 28, 1973

Urban Renewal
City of Athens
Athens, Georgia

Appraisal review - Reuse Parcel Number 35, Ga. A-16

$50.00

Engineering

Reports
Appraisals

J. G. BEACHAM
PROFESSIONAL ENGINEER
P. O. Box 389
ATHENS, GEORGIA

December 28, 1973

Urban Renewal
City of Athens
Athens, Georgia

Appraisal review - Reuse Parcel Number 35, Ga. A-16

$50.00

Engineering

Reports
Appraisals

J. G. BEACHAM
PROFESSIONAL ENGINEER
P. O. Box 389
ATHENS, GEORGIA

December 28, 1973

Mrs. Roseann Davis
Director
Urban Renewal
City of Athens
Athens, Georgia

Dear Mrs. Davis:

Re: Reuse
Parcel Number 35
Ga. A-16

I have reviewed the appraisals of Mr. Jack Thornton and Mr. Nathan McWaters on Reuse Parcel 35, and I find them in proper order. They have used the proper method of approach for vacant land; that is, the comparable sales method.

I have inspected the subject property and am familiar with the comparable sales used by both appraisers. The comparables are adequate and their adjustments are reasonable.

It is my opinion that Reuse Parcel Number 35 has an appraisal value of $1,550.00.

Yours truly,

J. G. Beacham, PE

COMPARABLE HOUSE SALES

SALE #	LOCATION	SELLER	BUYER	DATE OF SALE	LOT SIZE	ZONED	PRICE
1	357 S. Peter St.	Hansford	Barker	Aug. '74	114x532x185x90 x79x68x75x225	R-4	$10,000
2	192 Arch St.	D. L. Fuller	T. Logan	Feb. 2, '73	78x98	R-5	7,000
3	1065 Henderson Ext.	O. J. Tolnas	D. L. Johnson Et Al	Oct. '73	54x200	R-5	5,000

COMPARABLE LOT SALES

Fourth St.	A. J. Jackson	C. & K. Daniel	May 1, '73	77.5x248	R-5	2,500
Fourth St.	A. J. Jackson	Willie Ivery	May 2, '73	77.5x248	R-5	2,500